

THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

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TBD TBD, Big Timber MT 59011

\$7,890,000
Acres: ± 1970
MLS#: 402318

INTRODUCTION

Situated among rolling foothills north of the Absaroka Beartooth Wilderness, The Upper Deer Creek Ranch offers diverse vegetation, topography, geology, water resources, and recreational possibilities in an increasingly rare solitude on this 1970 ± deeded acres. The Upper Deer Creek Ranch rich foliage and wildlife habitat supports healthy and growing wildlife populations of elk, mule deer, whitetail deer, mountain lion, and black bear. Over a mile of ranch boundary adjoins the Gallatin National Forest which encompasses over 170,000 acres of recreational opportunity and 1.5 miles of state land, providing even more acres to further enhancing recreational opportunities. Upper Deer Creek and West Fork Upper Deer Creek flow through the ranch providing water to wildlife and livestock. The Upper Deer Creek Ranch is an off-grid property with power being roughly three miles away. Established roadways provide easy access to new or favorite recreational spots. The Upper Deer Creek Ranch is a private outdoor sanctuary in Montana's four seasons. This ranch is a blank canvas for new owners to create their Montana oasis. Many great building sites available to build a lodge or personal private residence. Abundant water resources, including lively ripples, cool pools, and waterfalls, encompass the ranch's miles of small streams and support the diversity of wildlife. Depending on the time of year, the stream waters can produce excellent fly-angling opportunities for brown and brook trout. This ranch lies in Hunting District 525 and allows for general deer and elk licenses. The Elk and Deer love The Upper Deer Creek Ranch for its diversity, seclusion, habitat, and water resources. The ranch also has a good number of turkeys, sharptailed grouse, antelope, and occasion black bear. The Upper Deer Creek allows excellent opportunities for Brook, Brown and Cutthroat Trout. Residing 12 miles from the property, the town of Big Timber, Montana, provides necessary amenities close but distant enough to maintain seclusion from outside activities. The nearest commercial airport is in Bozeman, Montana, approximately 90± minutes away and Billings International Airport about 70 minutes away. MLS# 402318



FEATURES

Status:	Active
Type:	Land
Sub Type:	UnimprovedLand
Acres:	± 1970
View:	Meadow, Mountains, Rural, River, SouthernExposure, CreekStream, Valley, TreesWoods
Water Features:	Creek, RiverFront, RiverAccess, Seasonal, Stream
Listing Date:	2025-05-19
Listing Agent:	Mike Sedgwick of Hayden Outdoors Real Estate

LOCATION



Address: TBD TBD, Big Timber MT 59011

PHOTOS





















INVESTING IN MONTANA RANCH LAND



Interest in Montana ranch land as an investment has been strong over the last several years. Throughout Montana, but particularly in Southwest Montana we have seen increased demand for ranches as a safe investment. Making the decision to pursue investing in ranch land can be incredibly rewarding (both personally and financially) but there are a lot of factors that go into investing and owning ranch land. "Ranch" is a general term that can describe a wide range of property from large income producing cattle ranches, smaller recreational properties, fly fishing properties, hunting ranches, or horse properties with just a few acres. All of these definitions of ranch property are in demand in Montana, and are appreciating in value over the long term. However, income producing ranch land is the most stable, and is in the highest demand by investors.

Before buying property in Montana it is important to understand Montana Water Rights. All water in Montana is owned by the State. A Montana Water Right allows you to legally use water in a prescribed manner, but not to own the water itself. Montana's water law is based in the Doctrine of Prior Appropriation – First in Time, First in Right. Water rights are ranked according to the date on which the water was first put to beneficial use. Priority dates dictate the volume and distribution of water from wells, rivers, and streams. Landowners must put the water to beneficial use without waste to retain their right to use Montana's water. Without diversion and beneficial use, there is no water right.





A conservation easement is a legal agreement between a landowner and a land trust that limits the uses of the land in order to protect its conservation values. The landowner retains title to the property. The creation of the conservation easement can qualify as a one-time donation that has tax benefits. The conservation easement runs with the title, meaning that if the property is purchased by a new owner, the conservation easement remains. Land ownership carries with it a bundle of rights—the right to occupy, lease, sell, develop, construct buildings, farm, restrict access or

harvest timber, among others. A landowner can give up one or more of those rights for a purpose such as conservation while retaining ownership of the remainder of the rights. In ceding a right, the landowner “eases” it to another entity, such as a land trust. For example, a landowner may give up the right to build additional structures while retaining the right to grow crops.

Landowners looking to sell their property can use conservation easements to protect what future owners are able to do with the property. This typically reduces the marketable value of the property. If the conservation is setup properly, the landowners are able to take advantage of tax benefits associated with the creation and “donation” of the conservation easement. The potential tax benefits of a donated conservation easement are two-fold. First, income tax benefits may exist at the federal level. There may be benefits at the state level as well. However, state property taxes can not be reduced by a donation of a conservation easement in Montana. Second, the conservation easement works as an estate planning tool to reduce estate tax liability. To qualify for a tax deduction, the donation of a conservation easement must be considered a charitable gift by the IRS (Internal Revenue Service). It is strongly recommended that a qualified tax professional review the conservation easement donation to ensure it meets IRS requirements. A tax deductible, charitable donation can only be made to an IRS qualified tax-exempt organization. The donation of a conservation easement must be complete and irrevocable in perpetuity. In order to claim a tax deduction on the donation of a conservation easement the landowner must obtain a qualified appraisal by a state certified appraiser.

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MONTANA REAL ESTATE EXPERT

Delger Real Estate sold over \$155 Million in Real Estate in 2016-2023. Recognized experts in Internet Marketing and Technology, Delger Real Estate are able to generate maximum exposure for their real estate listings. The result: according to ListHub, Delger Real Estate listings outperform 98% of the market. We encourage you to contact Craig to learn more about ranch and recreational real estate in Montana.

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LOCAL EXPERTISE*



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

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