

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
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THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



TBD 147A, Hardin MT 59024

\$57,000,000
Acres: ± 23500
MLS#: 402651

INTRODUCTION

The Custer Legacy Ranch provides a rare combination to today's market. This self-sustaining 23,500+/- acre deeded ranch is a single contiguous block, along with 1,280 acres of state lands lease totaling 24,780 acres. The ranch has extensive water resources, excellent range conditions, productive irrigated fields, and first class hunting for all species. The improvements on the ranch include four homes, one modular and the historic cabin that provide modern living accommodations for employees and guests. The homes have been maintained and updated as needed. Various locations of structures separate the homes and offer privacy for the occupants. There are several outbuildings at the main headquarters that include the following: two open faced buildings that provide protection for farm equipment, a large, heated shop, oil shed, a mill for grinding grains, 6 grain bins totaling 100,000 bushels of storage, a vet barn, a feedlot/working corrals, and scale house. One of the houses is perfectly located along the timbered foothills on the ranch's western boundary, providing easy access to some of Montana's finest elk & mule deer hunting. This set of improvements is approximately 7 miles from the other improvements and includes an additional log barn, granary, shop and a steel building. Custer Legacy Ranch offers extensive agricultural opportunities. Boasting eight center pivots, eight-wheel lines, gated pipe, and flood irrigation across 1,100± acres, the high-producing soils cultivate a bountiful harvest of corn, small grains, sugar beets, and alfalfa. The Ranch has extensive water rights that run with the property and also has shares of the Victory Ditch. For the avid hunter, prepare for an exhilarating adventure, pursuing monster bull elk, majestic white-tailed deer, graceful mule deer, swift antelope, pheasants, turkeys, Hungarian partridge, and sharp-tailed grouse. Notably, this ranch is renowned for its world-class waterfowl hunting, setting the stage for thrilling moments in the field. There also has 11 Hunter Blinds strategically placed throughout the ranch. Mature cottonwoods line the famous meandering Bighorn River for miles and fishing adventures are endless. Rarely do we see trophy-caliber ranches like this come to market. The Custer Legacy Ranch has all the desirable features, with unmatched privacy and scenic beauty combined with remarkable conservation and wildlife values. MLS# 402651



FEATURES

| | |
|------------------------|-----------------------------------------------------------------------------------|
| Status: | Active |
| Type: | Farm |
| Sub Type: | SingleFamilyResidence |
| Acres: | ± 23500 |
| View: | Farmland, Meadow, Rural, River, SouthernExposure, CreekStream, Valley, TreesWoods |
| Water Features: | Creek, RiverFront, RiverAccess, Seasonal, Stream |
| Listing Date: | 2025-06-01 |
| Listing Agent: | Mike Sedgwick of Hayden Outdoors Real Estate |

| | |
|--------------------|---------------------|
| Year Built: | 1970 |
| Beds: | 3 |
| Baths: | 3 |
| Appliances: | Cooktop, Dishwasher |

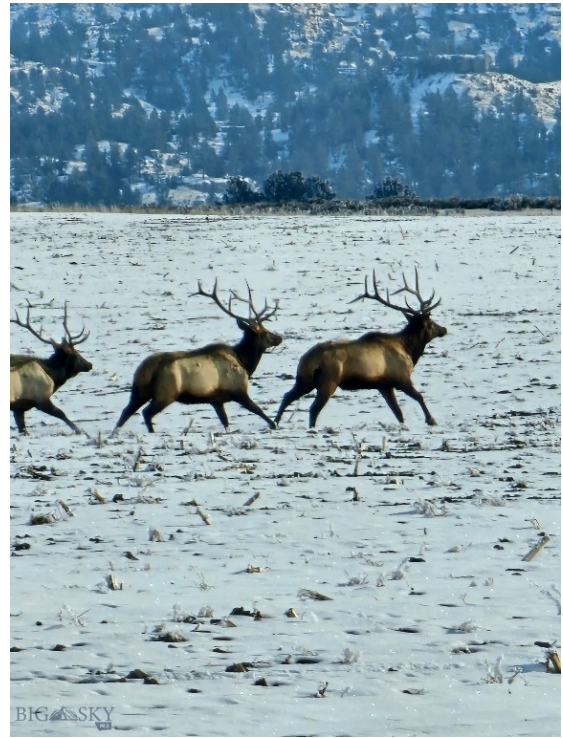
LOCATION



Address: TBD 147A, Hardin MT 59024

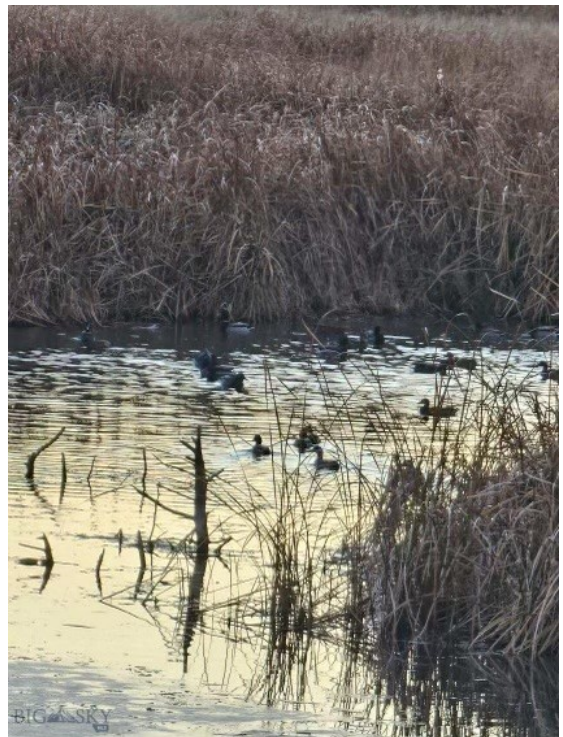
PHOTOS

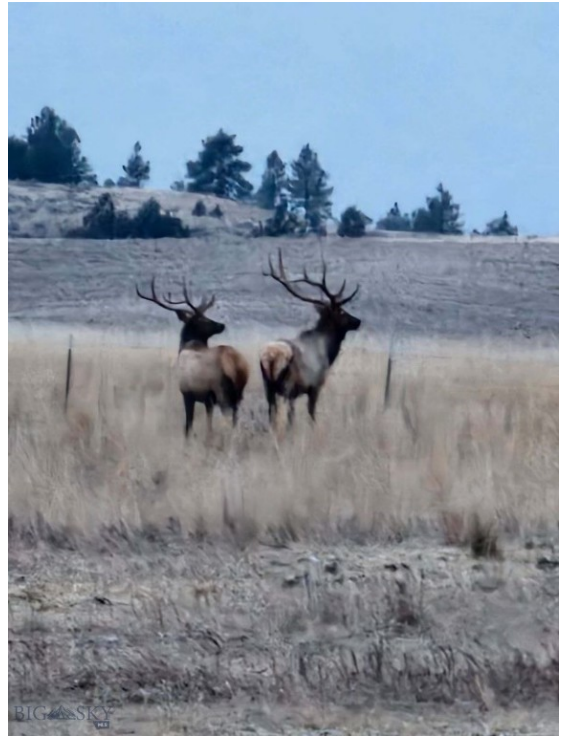
















INVESTING IN MONTANA RANCH LAND



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.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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