

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



327 Granger Road, Cameron MT 59720

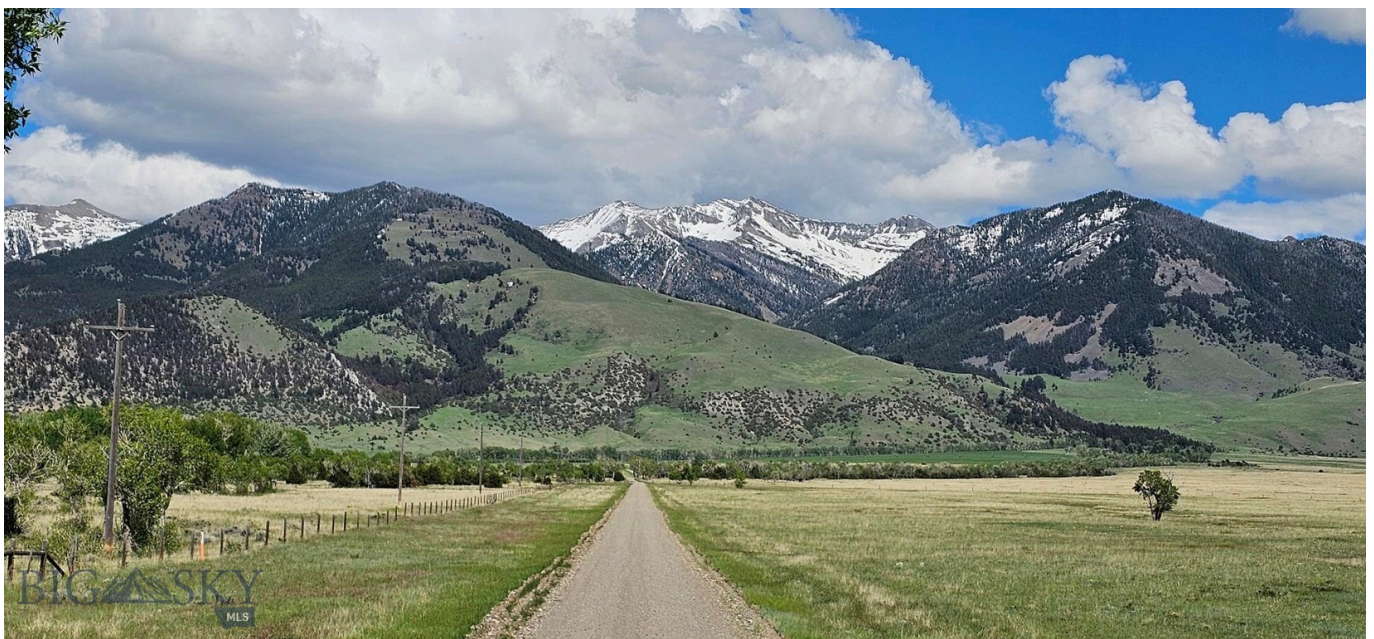
\$11,900,000

Acres: ± 1416

MLS#: 402750

INTRODUCTION

Nestled in the heart of one of Southwest Montana's most coveted and scenic regions, MJS Ranch offers an exceptional opportunity to own 1,416± acres in the stunning Madison Valley, just outside Cameron and 20± minutes from the charming town of Ennis. This end-of-the-road property is bordered by 2.5± miles of National Forest and wilderness area, ensuring unmatched privacy and direct access to thousands of acres of pristine wilderness. From nearly every vantage point on the ranch, breathtaking panoramic views stretch across the Madison Valley and out to the towering peaks of the surrounding mountain ranges, creating a majestic and inspiring backdrop. The world-famous Madison River, offering blue ribbon trout fishing, is just 7± miles from the ranch entrance at the Varney Bridge Fishing Access. The ranch is graced with over 2 miles of Tolman Creek and half a mile of Mill Creek, providing excellent water resources for stock and wildlife. The land is well-suited for productive agricultural use with approximately 100± acres under pivot and 50± acres under flood irrigation. It supports a viable cattle operation with capacity for 80 pairs, bolstered by two additional summer grazing leases. Improvements on the property include a beautifully crafted 3,100± square foot main home, featuring three bedrooms, three and a half bathrooms, a home theater, and an attached two-car garage with ample storage. The secondary residence, a 896± square foot cabin, offers four bedrooms and two bathrooms, making it ideal for guests or a manager's quarters. The ranch is well-equipped for equestrian and agricultural use, with an indoor riding arena housing seven stalls, a tack room, a barn, a hay shed, an equipment shop, and corrals. Located just over an hour from Bozeman Yellowstone International Airport and Yellowstone National Park's West Entrance, this rare offering balances serene seclusion with excellent access to Montana's world-renowned amenities and landscapes. MLS# 402750

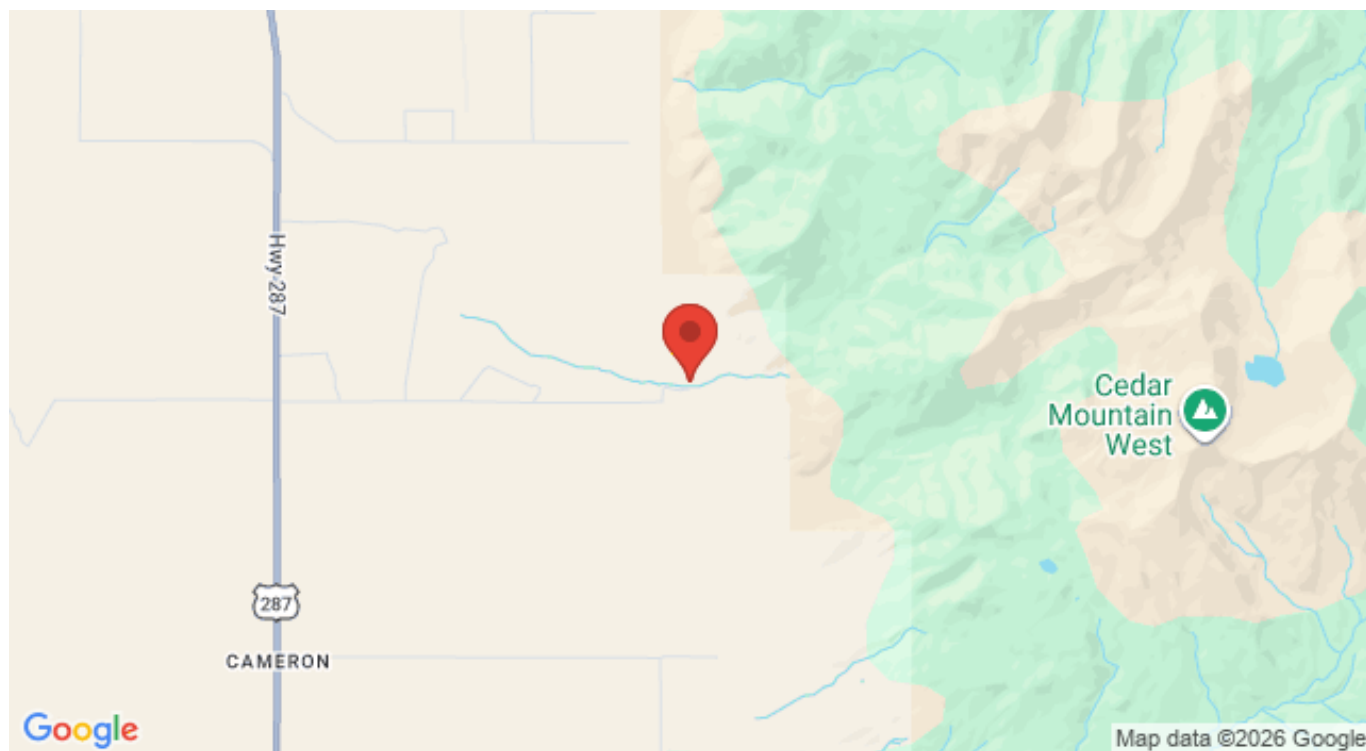


FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 1416
View:	Farmland, Meadow, Mountains, Rural, River, SouthernExposure, CreekStream, Valley, TreesWoods
Water Features:	Creek, RiverFront
Listing Date:	2025-05-20
Listing Agent:	James Esperti of Fay Ranches

Style:	Custom
Year Built:	1995
Beds:	3
Baths:	4
Appliances:	BuiltInOven, DoubleOven, Dryer, Dishwasher, Range, Refrigerator, Washer
Heating/Cooling:	Baseboard Electric RadiantFloor Wood CeilingFans

LOCATION



Address: 327 Granger Road, Cameron MT 59720

DELGER
REAL ESTATE
MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

RanchRealEstateGroup.com

MLS
Information deemed reliable,
but not guaranteed

PHOTOS



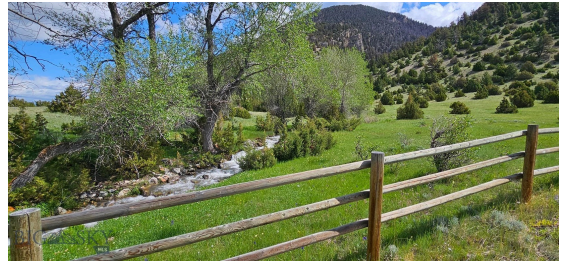


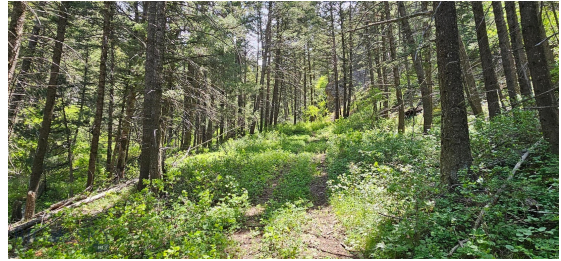














INVESTING IN MONTANA RANCH LAND



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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