



BOZEMAN MONTANA



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BROKER/OWNER

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**4 Pine Hill Drive, White Sulphur Springs MT
59645**

\$1,550,000

Acres: ± 40.2

MLS#: 404479

INTRODUCTION

Discover a rare and exceptional opportunity with this one-of-a-kind 40+ acre horse property (divided into two lots), perfectly equipped for both serious equestrian use and year-round living and recreation. Featuring a charming 4-bedroom, 4-bath (one full, two 3/4, & one 1/2) 3 level log cabin. The cabin has a lower level entrance that could be used as a mother-in-law suite and approximately 2464 sq/feet of living space with a prominent wood fireplace as the centerpiece of the living/kitchen area. The property features 4 outbuilding for various uses including horse/livestock stalls, shop, greenhouse, chicken coop, and amazing storage for your toys. The property is designed for functionality and comfort. Irrigated landscaping (including 27 sprinkler zones which shows just how much water this property can utilize), water rights, and several scenic ponds add beauty and value—water is one of the West's most precious resources and this property has it in spades. Conveniently located just over an hour from both Helena and Bozeman, and under 30 minutes to White Sulphur Springs and Townsend, you're never far from modern amenities while enjoying the peace and privacy of rural Montana living. Common sense covenants help preserve the character and value of the area, which is well-known and sought after. This is a true four-season recreational haven. Ride or hike in the area's vast public lands, explore extensive snowmobile and ATV trails, fish nearby rivers and lakes, or ski at Showdown Ski Area—less than an hour away. After a day outdoors, unwind at the historic hot springs and enjoy a local brew in the lively town of White Sulphur Springs. The Details Include: Appx 2464 Sq/Foot Home on two lots that each are just over 20 acres (40.2 +/- total); Outbuildings include (starting closest to home and working further away) (1) 31x25 ft enclosed with stalls, alleyway, and two rooms, and upstairs storage & 25x13 ft overhang; (2) 54x42 ft with 3 stalls, alleyway and storage room with attached 36x15 ft workshop and 24x15 ft and 54x15 overhangs (covered storage); (3) 96x30 ft equipment barn with 30x16 ft overhang (covered storage); and a (4) 36x36 ft commodities barn with 28x15 ft overhang (covered storage). There are also two wells, 6 water rights, 5 ponds (two with fish permits), 5 owned propane tanks, a backup generator, and a small greenhouse for those gardeners out there. MLS# 404479



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RANCHES | FARMS | RECREATIONAL PROPERTY

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FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 40.2
Water Features:	Creek, Pond, Stream
Listing Date:	2025-07-25
Listing Agent:	Andrew Heppe of Whitetail Properties RE LLC

Style:	Cabin
Year Built:	1998
Beds:	4
Baths:	4
Heating/Cooling:	ForcedAir None

LOCATION

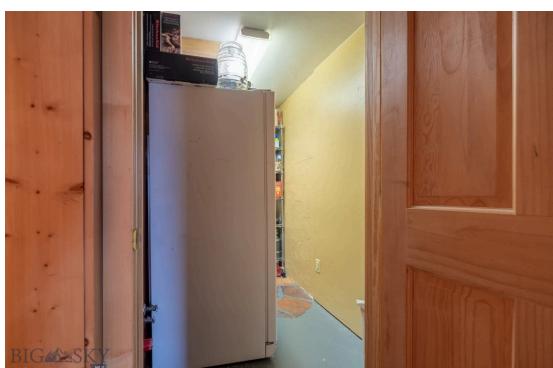
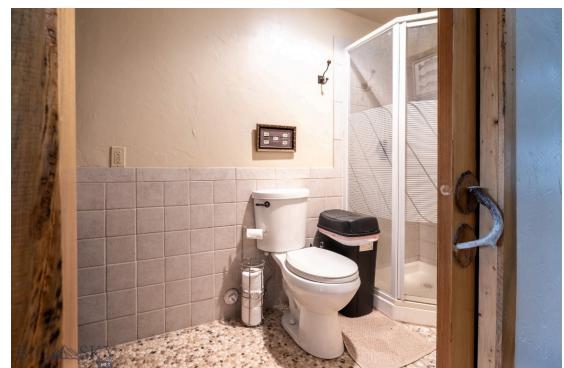


Address: 4 Pine Hill Drive, White Sulphur Springs MT 59645

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

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