

THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

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83 Big Country Drive, Townsend MT 59644

\$1,490,000
Acres: ± 27.34
MLS#: 405556

INTRODUCTION

Welcome to 83 Big Country Drive, in Townsend, where Montana dreams do come true. What a gorgeous private 27.34+- acre horse property engulfed in 360 views & unbelievable sunsets with NO COVENANTS. This custom 2,838+- sq foot home offers 4 bedrooms, 2 1/2 baths, plenty of storage, & a beautiful kitchen overlooking the open concept living space with sweeping panoramic views. Efficiently built, this home has a gas furnace, an AC unit & a gorgeous wood stove. Within the last year renovations & upgrades have been made inside & out. A few of these custom touches are crafted rock work, new lifetime plank engineered flooring, texture & paint, trim, a wood stove, insulation, siding, metal roofing, soffit, fascia, gutters, landscaping & high-quality redwood decking. Full views of Canyon Ferry Reservoir & the mountain ranges are incredible. Abundant wildlife habitat. The kitchen has great storage complete with a wall mounted oven & the JennAir stovetop, grill & downdraft ventilation. The living room is wrapped with picture windows absorbing natural light & panoramic views from the Townsend valley, Canyon Ferry Reservoir, the Elkhorn Mountain Range, Mount Baldy & all the way over to Edith. The redwood deck is accessed through the French doors with the BBQ gas line ready for summer dinners. The wood stove sits perfectly within the custom rock work offering warmth & efficiency. The walk out basement is beautiful with natural light shining through the large windows. The French doors open up to the patio & an above ground fire pit. The redwood deck has been sealed with linseed oil twice. This brings out the beautiful colors while protecting it from the weather elements. The garden was completed in the summer of 2024 with a custom-built greenhouse, above ground garden boxes & a wonderful low maintenance watering system. Which could easily be hooked up to the yard's underground watering system. The mature raspberries have provided gallons of berries while the chokecherry, plumb, cherry, pear & apple trees are growing and starting to produce. The garage is heated with a newer pellet stove and is fully insulated with storage, windows & a huge attic storage room accessed through the drop stairs. The shop is also insulated, finished & heated. Property is settled on the backside of private ranches & is within minutes of state, forest service & BLM land. It is approximately 15 minutes from Townsend, 45 from Helena & 1 hour from Bozeman. Owned by a licensed real estate agent. MLS# 405556



FEATURES

Status:	Active	Style:	Ranch
Type:	Residential	Year Built:	2006
Sub Type:	Single Family	Beds:	4
Acres:	± 27.34	Baths:	3
View:	Mountains, Rural	Appliances:	BuiltInOven, Cooktop, Dishwasher, Microwave, Refrigerator
Water Features:	None	Heating/Cooling:	NaturalGas CentralAir
Listing Date:	2025-08-01		
Listing Agent:	Sunshine Fievet of Restige Real Estate		

LOCATION



Address: 83 Big Country Drive, Townsend MT 59644

PHOTOS



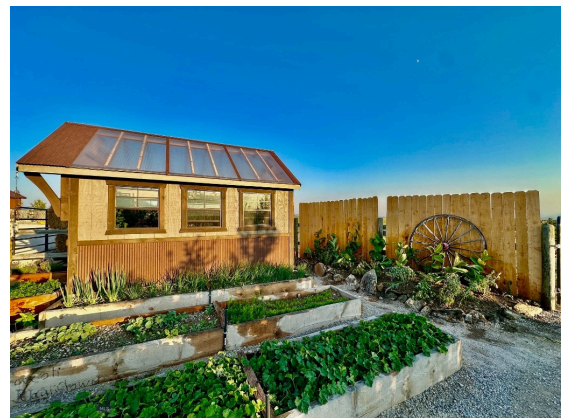
















INVESTING IN MONTANA RANCH LAND



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*



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