

DELGER
— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

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TBD Jack Creek Road, Moonlight Territory Parcel 4, Big Sky MT 59716

\$14,500,000
Acres: ± 160.53
MLS#: 406019

DELGER
— REAL ESTATE —
MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

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INTRODUCTION

Commanding 160 acres in the heart of Moonlight Basin, Moonlight Territory 4 stands as one of Montana's most exclusive real estate opportunities. One of only a limited number of large-acreage tracts within the Moonlight Territories, this rare offering combines the privacy of a vast mountain estate with seamless access to the amenities that have made Moonlight Basin one of the most desirable destinations in the American West. From every angle, the views are extraordinary. Territory 4 delivers sweeping panoramas of Fan Mountain, Cedar Mountain, and iconic Lone Mountain. Mature evergreens rise across the property, framing these horizons while enhancing both privacy and natural beauty. The land itself unfolds in a dynamic mix of forests, meadows, and active streams, offering a breathtaking canvas for a future estate and a sanctuary for Montana's abundant wildlife. Despite its sense of seclusion, Territory 4 enjoys exceptional proximity to the region's most coveted experiences. The stunning One&Only Moonlight Basin Resort is less than ten minutes away, offering refined hospitality, wellness, dining, and year-round adventure. Experience effortless access to Big Sky Resort with the rare privilege of a private family locker within the owner's lounge of the One&Only Sky Lodge. The Moonlight Clubhouses are all within 15-30 minutes, anchoring a lifestyle defined by even greater recreational offerings, kids camps, Jack Nicklaus designed golf course, and a vibrant calendar of seasonal and social events. Within an hour, you'll reach the legendary Madison River or the charming town of Ennis, celebrated for its blue-ribbon fly fishing. For even greater adventures, both Bozeman and Yellowstone National Park are just 90 minutes away. What sets the Moonlight Territories apart is their enduring protection. With over 2,500 acres held in a perpetual conservation easement, the vast landscape surrounding Territory 4 will remain unspoiled, uninterrupted for generations to come. This rare commitment to preservation safeguards the beauty of Montana's wilderness, while also securing the enduring value, privacy, and prestige of your legacy estate. Moonlight Territory 4 represents a once-in-a-generation opportunity to establish yourself within the most exclusive and carefully protected enclave of Moonlight Basin. Here, luxury, wilderness, and community converge in a way that cannot be replicated — a mountain sanctuary destined to be cherished far into the future. MLS# 406019



FEATURES

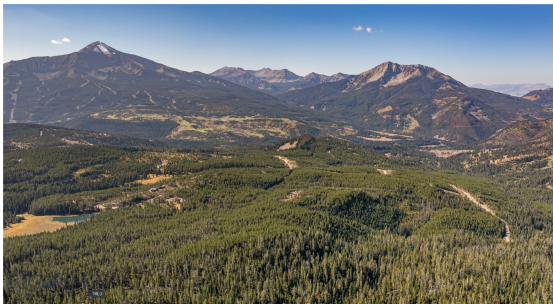
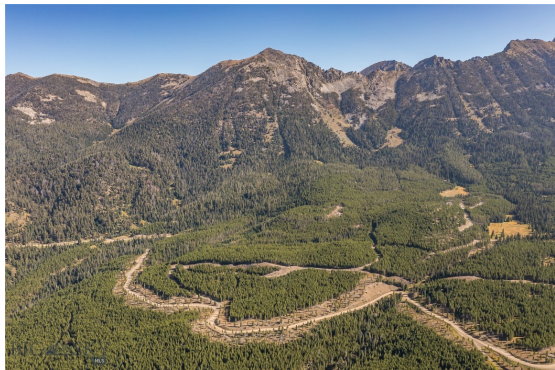
Status:	Contingent
Type:	Land
Sub Type:	UnimprovedLand
Acres:	± 160.53
View:	Mountains, Valley, TreesWoods
Listing Date:	2025-09-19
Listing Agent:	Ania Bulis of Big Sky Sotheby's

LOCATION



Address: TBD Jack Creek Road, Moonlight Territory Parcel 4, Big Sky MT 59716

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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