



**THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT**

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## 3007 Coyote Creek, Dillon MT 59725

\$8,250,000

Acres: ± 2802

MLS#: 406303

# INTRODUCTION

Nestled in the heart of Montana ranch country near Grant, the Coyote Creek Ranch encompasses 2,802± deeded acres surrounded by breathtaking views of the Pioneer Mountains. Steeped in history, this region of Horse Prairie is where the Lewis and Clark Expedition met Sacagawea's Lemhi Shoshone people in 1805—an area long valued for its open grasslands, water, and early ranching heritage. Coyote Creek Ranch is a rare combination of productivity, recreation, and beauty. The property features abundant live water from Coyote, Jensen, and Lodgepole Creeks, plus a well-stocked trout pond. Approximately 770± acres are irrigable, providing fertile meadows for hay and grazing. Sub-irrigated and flood-irrigated bottoms are lined with aspens, meandering creeks, and rich wildlife habitat. The ranch also includes valuable grazing leases on adjoining USFS, State, and BLM lands. Conservation Easement. Currently operated as a summer grazing unit, the ranch has historically supported around 500+/- cow/calf pairs each summer for a 5 month season, utilizing both deeded and leased acreage. In 2025, the owner successfully ran 300+/- pairs and 300+/- yearlings during the most recent season. Fully fenced and cross-fenced with well-designed corrals, this is an efficient operation with dependable carrying capacity and diverse forage. For the sportsman, Coyote Creek Ranch is an outdoor paradise. Wildlife is abundant—elk, whitetail and mule deer, moose, bear, upland birds, and trout thrive here. Located in Hunting District 329, the ranch lies within an over-the-counter elk area for residents and borders thousands of acres of public land, offering exceptional hunting and recreation year-round. Improvements balance rustic charm with modern function. The Whisper Creek log home overlooks the trout pond and Horse Prairie, featuring 3 bedrooms, 4 baths, a primary suite with jetted tub and walk-in tile shower, and a finished walk-out basement with family and rec rooms. A wraparound porch captures sweeping 360° views. A detached 30' x 45' garage provides ample storage. The guest or manager's home includes 3 bedrooms and 2 baths for comfortable living. Don't forget about the trapper's bunk house too! A 40' x 60' Cleary building with horse stalls, tack and feed areas, and covered overhangs completes this well-equipped ranch headquarters. Coyote Creek Ranch offers the ideal balance of production, recreation, and Montana beauty—a true legacy property beneath the Big Sky. MLS# 406303





# FEATURES

Status:	Active
Type:	Farm
Sub Type:	SingleFamilyResidence
Acres:	± 2802
View:	Farmland, Lake, Meadow, Mountains, Pond, Rural, River, SouthernExposure, CreekStream, TreesWoods
Water Features:	Creek, Pond, RiverFront, Stream
Listing Date:	2025-10-15
Listing Agent:	Chance Bernall of Beaverhead Home and Ranch RE

Style:	LogHome
Year Built:	2008
Beds:	3
Baths:	4
Appliances:	Dishwasher, Range, Refrigerator
Heating/Cooling:	ForcedAir NaturalGas

# LOCATION



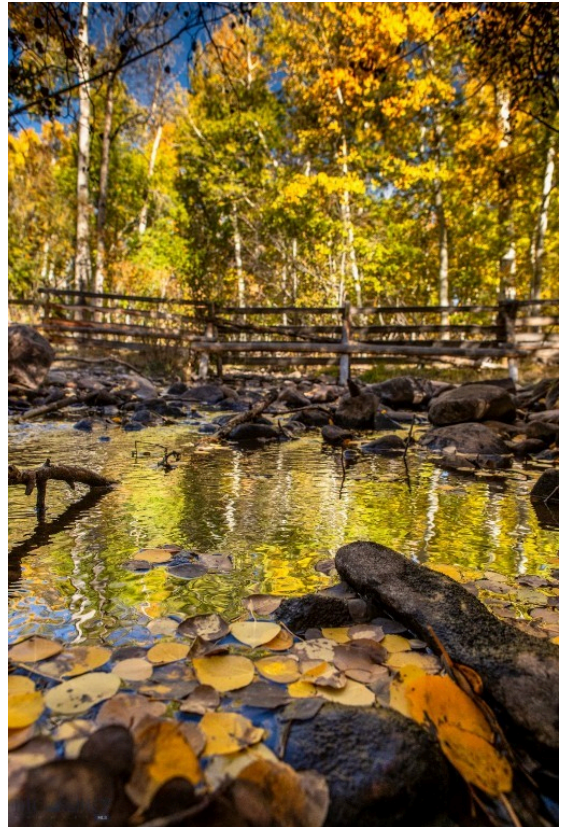
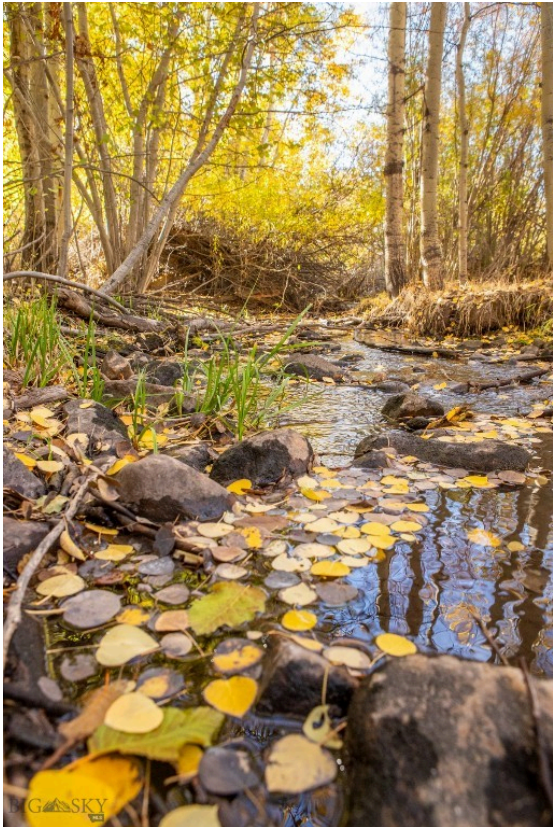
Address: 3007 Coyote Creek, Dillon MT 59725



PHOTOS





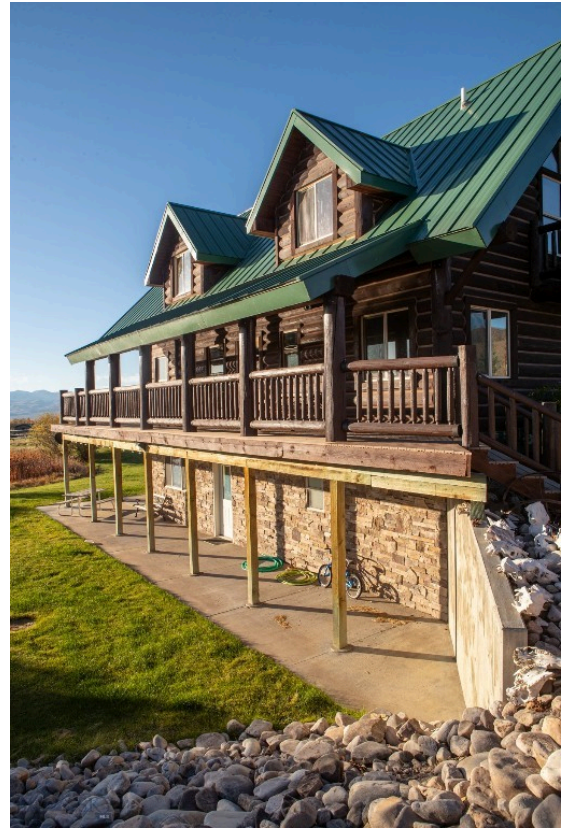


















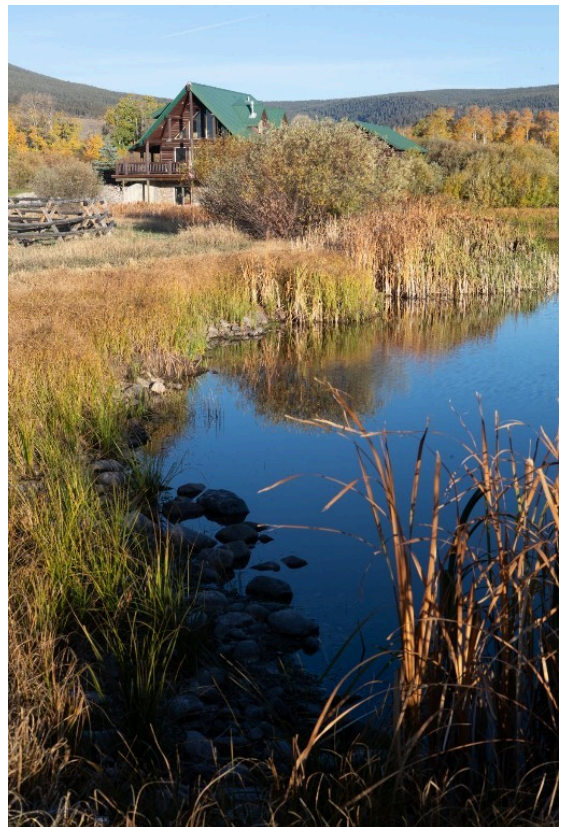
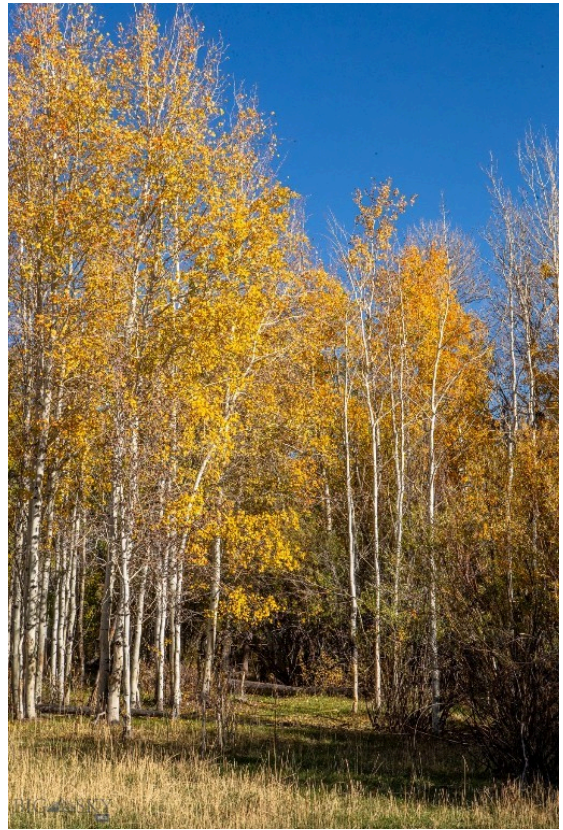


















# INVESTING IN MONTANA RANCH LAND



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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