

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



37 Staggers Lane South, Cameron MT 59720

\$695,000

Acres: ± 20.32

MLS#: 406684

INTRODUCTION

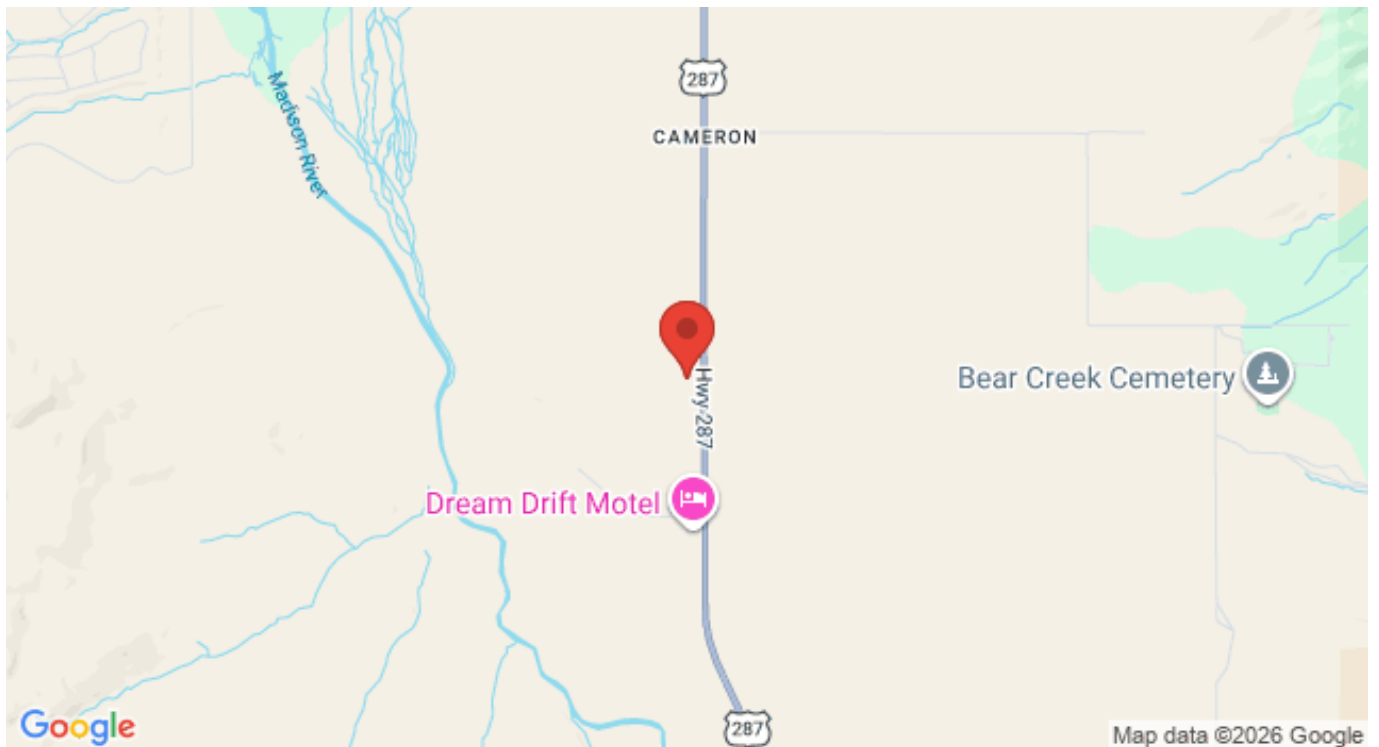
Looking for a "turn-key" fully furnished home - personal property may be purchased by private treaty so look no further!! The Rambling Ranch is a completely remodeled home with all new Anderson & Pella windows (except for two small ones in the Master Bath). There is a beautifully remodeled kitchen with custom rustic hickory cabinets, double stainless steel sink, eating bar, walk-in pantry and newer appliances including a 5-burner propane range. The open floorplan includes the Living Room with a pellet stove resting on the fireplace alcove with log accents and custom cabinetry on either side. The Dining area is graced with two antler chandeliers and has outstanding views of the Madison Range. Step down into the sunroom with its vaulted ceiling supported by massive timber frames. Enjoy the uninterrupted view of the Sphinx Mountain, the centerpiece of the Madison River Valley. Or relax in the luxury of the built-in indoor hot tub. The sunroom is heated by a radiant heat floor or the propane fireplace/stove making it a yearround haven where you enjoy the views that change with the seasons. The Master suite has a large walk-in shower, copper sinks in the his and hers vanities and is supplied by the on-demand hot water system. There are two guest bed rooms (the one connecting to the 3-car fully-finished garage has a built-in Murphy Bed, extra-large storage closet and doubles as an office supplied with Fiber Optics) and full guest bath. There's an additional hobby or craft room with custom cabinets, counter tops and sink. You can step outside onto a spacious 19' x 22' patio and relax in the shade adjacent to the outside grilling station. There's also a separate drive with a full hook-up RV pad. Your neighbors include pronghorn antelope year round, elk throughout the winter and early spring, Hungarian partridge, mountain bluebirds, meadow larks and eagles. All of this is located on 20+ acres with easy year-round access, incredible views of the Madison and Gravelly Ranges, built-in dog kennel and a 9' x 16' cedar greenhouse. You are minutes from the Madison River or the hiking trails in the Lee Metcalf Wilderness Area, an hour to Yellowstone National Park, 20 minutes to downtown Ennis, and a short stunning riverside drive through the canyon to Bozeman International Airport. In Montana you don't just buy a property you purchase a new lifestyle. Join the adventure today! MLS# 406684



FEATURES

Status:	Contingent	Style:	Ranch
Type:	Residential	Year Built:	2000
Sub Type:	ManufacturedHome	Beds:	3
Acres:	± 20.32	Baths:	2
View:	Meadow, Mountains, SouthernExposure, Valley	Appliances:	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Listing Date:	2025-10-30	Heating/Cooling:	Baseboard Electric ForcedAir Propane RadiantFloor CeilingFans
Listing Agent:	Dot Merrill of Keller Williams Western MT		

LOCATION



PHOTOS





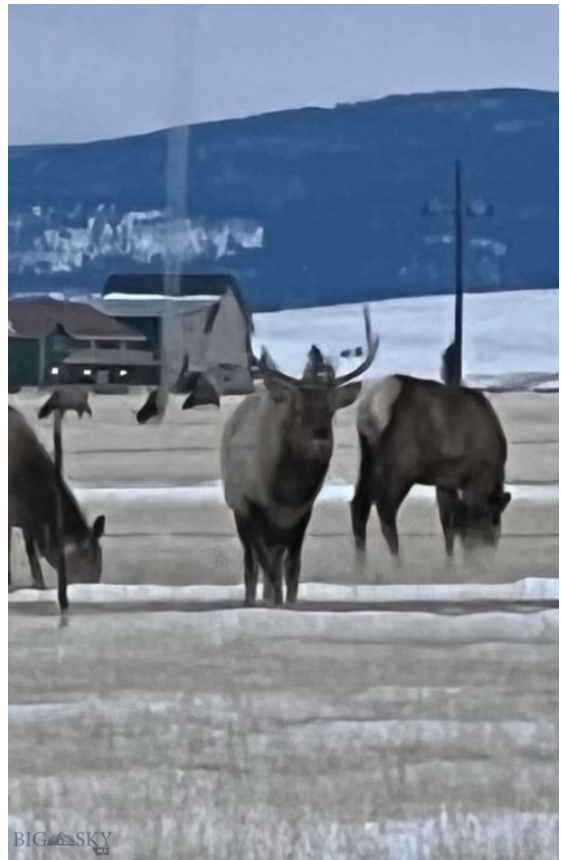


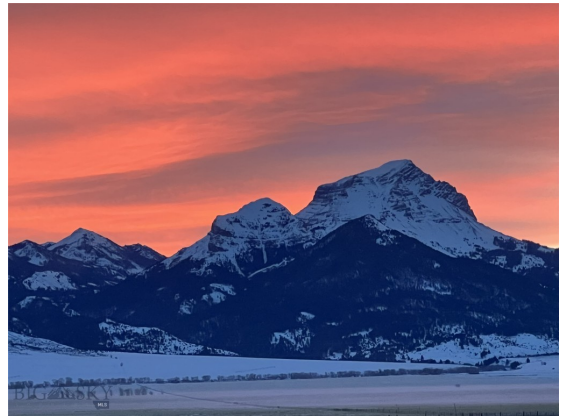












INVESTING IN MONTANA RANCH LAND



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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