



THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

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, Dillon MT 59725

\$9,825,000

Acres: ± 840

MLS#: 406780

INTRODUCTION

The Wolfe Hereford Red Rock River Ranch is a 2,080-acre high production operation that includes 840 deeded acres along with a combined 1,240 acres of State and BLM grazing lease. Located near Dell, MT sitting at 6,004' of elevation, the ranch combines senior water rights, high alpine grass, and good stocking density to provide the owner with a high quality stand-alone ranch or a wonderful addition to an already existing operation. Historically the Ranch has run 400 AUM, and 600 AUM throughout the seasons with added summer grazing. The lush flood irrigated hay meadows produce rich, dense grasses that pack on pounds. Around 500 of the 840 deeded acres are irrigated, with 420 being under flood irrigation and 80 acres watered by wheel line. Owner stated production of 2 tons of hay per acre provide ample winter grazing feed. Irrigation and stock water rights are procured from the Red Rock River as well as Wolfe Springs. High flow rates and senior water right positions help keep the ranch green and in production. The Red Rock River flows through the property for about 1.5 miles. Known as one of the best fisheries in Montana the Red Rock contains some of the biggest brown and rainbow trout in the state. Not only are the fish good sized, but they rarely see any fishing pressure. Limited access to this stretch of the river makes it hard for the general public to wet a fly. Wolfe Springs traverses about 2,000' from its source just outside the property boundary and tumbles into the Red Rock just downstream of the house. The ample water features also attract ducks and geese. Flocks of birds take up residence on the ranch and when the cold weather hits, the spring water attracts migrating birds throughout the season. White-tailed deer bed up in the river bottom and feed out into the hay fields, and the occasional elk and moose also call this ranch home. A modest ranch house was built in 1912 and has 4 bedrooms and 2 bathrooms. An updated furnace and new fireplace keep it warm and cozy in the winter. The home rests above Wolf Springs and new flooring has been laid on the main floor creating a warm and welcoming atmosphere. A hired hand or guest quarters is operational for staff or guests. Working corrals and additional ranch infrastructure, along with improved fencing, easy swinging gates, and end of the road privacy make the Wolfe Hereford Red Rock River Ranch one of the nicest and refined ranches to hit the market in Montana in some time. MLS# 406780



FEATURES

Status:	Active	Year Built:	1912
Type:	Farm	Beds:	4
Sub Type:	Single Family	Baths:	2
Acres:	± 840	Appliances:	Range, Refrigerator, Washer
View:	Farmland, Meadow, Mountains, Rural, River, CreekStream, Valley, TreesWoods	Heating/Cooling:	Propane Wood
Water Features:	Creek, Pond, RiverFront, RiverAccess		
Listing Date:	2025-11-11		
Listing Agent:	Justin Hartman of Go Montana Real Estate		

LOCATION



Address: , 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

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LOCAL EXPERTISE*



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

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