



THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

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, Darby MT 59829

\$10,175,000
Acres: ± 80.4
MLS#: 406854

INTRODUCTION

Surrounded by sweeping views of Trapper Peak and the Sapphire Mountains, this extraordinary 80 acre property at 50 Tippet Trail captures the very best of Montana's natural beauty and modern luxury. Built in 2024 and designed by Canvas House Design, the 4,496 square foot residence embodies modern sophistication inspired by Montana's mountain landscape. Sweeping views of Trapper Peak and the Sapphire Mountains frame the property, creating a perfect balance of contemporary elegance and timeless rustic charm. Inside, soaring ceilings and expansive windows fill the home with natural light and capture the breathtaking scenery. The vaulted great room, anchored by a dramatic stone fireplace, opens into a beautiful sunroom that invites the outdoors in. Custom millwork, solid oak doors, and radiant floor heating throughout the lower level add warmth, character, and craftsmanship to every space. Additional amenities include a 2,460 square foot barn, a greenhouse, and a garden shed. A half-acre enclosed garden features irrigated raised beds and mature pear and apple trees, offering both productivity and charm. Outdoor living is exceptional, with three expansive patios designed to capture both the morning sun and the warm glow of Montana evenings. A heated terrace with a saltwater spa, firepit, and built-in Delta Heat grill and Le Griddle allows for year-round enjoyment. A private trail system weaves through the acreage, leading to a three-acre pond with a sandy beach, two docks, and private access to fishing along the Bitterroot River. Mature trees, curated landscaping, and regular visits from elk, deer, moose, and eagles enhance the estate's natural beauty. Just five miles north, the town of Darby provides Western character, local dining, and a world-class rodeo. Twenty miles away, the exclusive Stock Farm Club and the vibrant town of Hamilton offer fine dining, golf, shops, and a strong community atmosphere. Outdoor recreation is equally accessible, with Lost Trail Ski Area just 30 miles to the south. Missoula International Airport is approximately 65 miles away, providing convenient travel while preserving the estate's peaceful seclusion. 50 Tippet Trail is more than a home, it is a private Montana sanctuary where elegant design meets the raw beauty of the Bitterroot Valley. With its rare river frontage, exceptional craftsmanship, and unmatched setting, this estate stands as a true legacy property for those seeking both luxury and adventure. MLS# 406854



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 80.4
View:	Meadow, Mountains, Rural, River, CreekStream, Valley, TreesWoods
Water Features:	Creek, Pond, RiverFront, RiverAccess
Listing Date:	2025-11-03
Listing Agent:	Dawn Maddux of Engel & Volkers West Frontier

Style:	Custom
Year Built:	2024
Beds:	3
Baths:	4
Heating/Cooling:	HeatPump RadiantFloor CentralAir

LOCATION



Address: , Darby MT 59829

PHOTOS





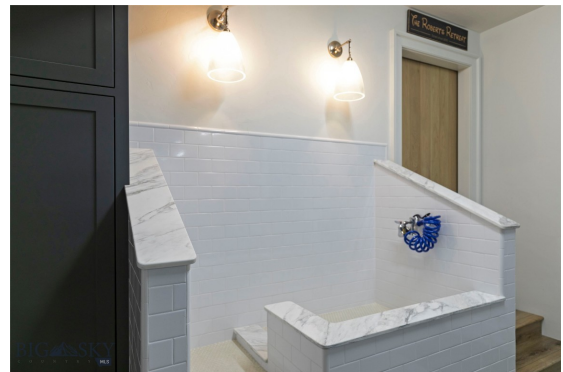














INVESTING IN MONTANA RANCH LAND



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*



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