

THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

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, Canyon Creek MT 59633

\$3,995,000

Acres: ± 470.664

MLS#: 406874

INTRODUCTION

Set on over 470 private acres in Canyon Creek, Montana, Phantom Spring Ranch captures the essence of Montana living, space, beauty, and craftsmanship shaped by the land itself. Designed and built by an artist, the 6,148-square-foot main residence reflects creativity in every detail, with vaulted ceilings, wide hallways made for displaying art, and windows framing panoramic views of rolling hills, aspen groves, and distant peaks. The property stretches across meadows, timber, and a creek bottom, with approximately three-quarters of a mile of Little Prickly Pear Creek winding through. Beaver ponds, a solar-fed pond, and historic water rights dating back to the late 1800s sustain a lush riparian habitat that draws moose, deer, eagles, beaver, and sandhill cranes. The lower meadows have supported grazing for 30-35 cow/calf pairs in summer months, with a history of small-scale hay production. Living Area includes both Main House & Caretaker Cabin! The main floor centers on an open kitchen with a granite farmhouse sink, Sub-Zero refrigerator, double ovens, and spacious pantry—a warm, inviting space framed by soft cream and wheat tones with blue cabinetry inspired by the Montana sky. A light-filled art studio doubles as a yoga or creative space, while wide hallways allow for gallery-style art display. The primary suite is designed for ease, featuring no-threshold transitions, a walk-in shower, and wheelchair-accessible doorways. Upstairs, a large guest room with dual queen beds and cozy sleeping alcoves overlooks the art room, a space as functional as it is imaginative. The lower level includes another bedroom, full bath, private living area, and abundant storage, offering flexibility for family or guests. From every level, natural light and landscape views shape the experience, creating a calming environment and connection to the outdoors. A 1,040-square-foot caretaker's cabin provides comfortable accommodations with one bedroom, bath, and basement bunkroom, perfect for guests or onsite help. The two-story barn offers equipment storage, workshop space, and a loft above, while an open-air event shed near the firepit has hosted barbecues, art camps, and family gatherings. Phantom Spring Ranch is Montana at its best: spacious, private, and full of quiet beauty. Whether you're managing livestock, exploring the outdoors, or simply soaking in the scenery, this ranch offers the freedom to live life on Montana time. MLS# 406874



FEATURES

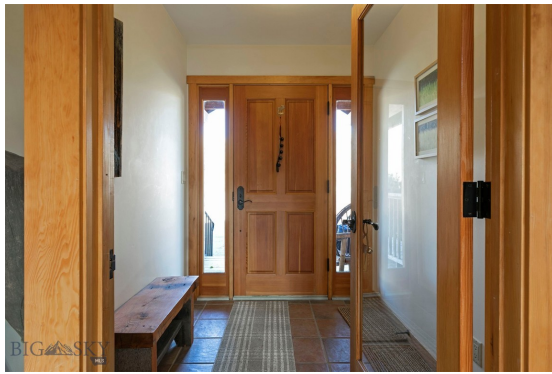
Status:	Active	Style:	LogHome
Type:	Farm	Year Built:	2004
Sub Type:	Single Family	Beds:	3
Acres:	± 470.664	Baths:	4
Water Features:	Creek, Pond, RiverFront	Appliances:	Dishwasher, Microwave, Range
Listing Date:	2025-10-31		
Listing Agent:	Dawn Maddux of Engel & Volkers West Frontier		

LOCATION



Address: , Canyon Creek MT 59633

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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