



THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

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, Seeley Lake MT 59868

\$1,271,000

Acres: ± 19.18

MLS#: 406889

INTRODUCTION

Professionally maintained, 1980s log home with hardwood floors, T&G vaulted ceilings and 2015 home remodel including Efficient Andersen doors & windows throughout, upper level; new electrical, drywall, carpeting, closets and exterior decking and handrails on the balcony; new cabinets; and new exterior cement board siding. Second Bathroom Roughed-in in heated Shop. First floor primary. Open concept loft with two bedrooms. Great room hearth with Blaze King wood stove and lots of windows. Double the Possibilities! Two ~10 Acre parcels. National Forest Borders. Pierce Creek runs through the property under a private road bridge, connecting the two current homesites. Parcel #2 is 336 Old Barn Rd, with 2nd Well/Septic/Electric and entry. Boundary Line Adjustment and/or Separate lot sale possible. Immaculate, custom built 2900 SF shop with insulated rooms, radiant floor heating and oversized overhead doors. Live turn key or build a dream home while living in an efficient well maintained home! Garden with Raised beds, Permitted green house with rain catchment system. Chicken coop and additional storage sheds and wood storage. 2012 custom built oversized 4+ car (2000 sq. ft.) shop building with 2023 fully finished, 900 sq. ft. insulated addition with radiant floor heating, additional loft storage area, and several rooms to do with as you choose (including a bathroom ready area with floor drain installed). Total shop is ~2900 sq. ft. with 2 oversized electronic overhead roll up doors, poured concrete floors and a 3rd door in the rear of the building for ATV/Snowmobile storage. 400 amp service with 200 amp at shop and 200 amp for house. Two lots, two wells, two septic systems and separate power connections. Well kept and private single family home site overlooking Pierce Creek. Reverse osmosis for pure drinking water and at the kitchen sink and whole home water softener. Dishwasher ready. Power box for second site at 336 Old Barn Road has 400 amp service ready and installed but is not connected/metered. Convenient highway access however both sites are set back, private, and on opposite sides of the creek from one another. Thoughtfully thinned, mature timber and well kept and improved roads on property, including a private bridge. Several additional build sites, including with mountain views and bordering forest service for your current enjoyment, future home or accessory dwelling unit(s). Forest service borders 2 sides with a corner marker at the edge of the property. MLS# 406889



FEATURES

Status:	Active	Style:	Cabin
Type:	Residential	Year Built:	1983
Sub Type:	SingleFamilyResidence	Beds:	3
Acres:	± 19.18	Baths:	2
View:	River, CreekStream, TreesWoods	Appliances:	Dishwasher, Freezer, Microwave, Range, Refrigerator, WaterSoftener
Water Features:	Creek, Stream	Heating/Cooling:	ForcedAir Wood None
Listing Date:	2025-11-05		
Listing Agent:	Kevin Wetherell of Clearwater Montana Properties		

LOCATION



Address: , Seeley Lake MT 59868

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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