

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

Packaged Investment Opportunity
76 Lots + Amenities READY TO SELL
in Established, High-End Development



3000 Nixon Gulch Road, Manhattan MT 59741

\$15,500,000
Acres: ± 1583.5
MLS#: 408113

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MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

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INTRODUCTION

76+/- Individually Deeded Lots READY-TO-SELL ON DAY ONE! Packaged Development Offering with Declarant Rights, Improved Riverfront Parcel, and World-Class Equestrian Center (currently leased). For the first time ever, a legacy opportunity is being offered inside the renowned Gallatin River Ranch—an established 5,900+/- acre luxury residential ranch community outside Bozeman in the Horseshoe Hills of southwest Montana. The original developer is ready to “hang up his spurs”, packaging his reserved lots along with declarant rights, and offering this package at approximately 50% of current market value. The majority of lots offered have never been on the market before, and are adjacent to 90+ high-end residences throughout GRR's previously sold parcels (many residences reside on multiple parcels). This unparalleled offering includes 1,583+/- acres in total (1,180+ contiguous acres), a 37± acre improved riverfront holding (two parcels combined) with direct Gallatin River frontage adjacent to 270 acres of Fish & Wildlife Parks Land, a private boat launch, established picnic area, mature landscaping, and an attractive sales office positioned perfectly for continued operations or future conversion. The offering further incorporates the Gallatin River Ranch Equestrian Center, a true world-class facility on 60+/- acres, featuring indoor and outdoor arenas, round pens, multiple barns, boarding stables, and the full complement of structures and equipment needed to serve a premier equestrian lifestyle community. This is an excellent opportunity for lifestyle-focused investors, developers, and builder partners seeking immediate lots to improve, sell, or hold long term. Multiple parcels, addresses, and legal descriptions apply. PRIVATE DEVELOPMENT: No drive by's please. Address shown in MLS is for identification purposes only. Additional details and full marketing packet available upon request. MLS# 408113



Within Mature Development
Existing Infrastructure, Roads, Power, HOA &
Amenities

BIG SKY
MLS

FEATURES

Status:	Active
Type:	Land
Sub Type:	Commercial,UnimprovedLand
Acres:	± 1583.5
View:	Farmland, Meadow, Mountains, Rural, River, SouthernExposure, CreekStream, Valley, TreesWoods
Water Features:	Creek, RiverFront, RiverAccess
Listing Date:	2026-01-25
Listing Agent:	Regan Barranger of AmeriMont Real Estate

LOCATION



Address: 3000 Nixon Gulch Road, Manhattan MT 59741

PHOTOS





GRR Entrance
 5 Minutes from Manhattan, MT
 20 Minutes from Bozeman, MT



Includes Equestrian Center on 60+ Ac.
 Indoor/Outdoor Arenas, Boarding Facilities,
 Stalls, Paddocks, Round Pens, Community Event Room



Indoor Arena
 Observation Deck & Event Center



Outdoor Arena



East GRR Private River Access
 Gazebo, Firepit, Horse Paddocks & Hitching Posts
 Boat Launch & Restroom
 (*GRR Amenity Accessible via Common Easements. Not Included in Sale)



All Lot Owners can Access the River
 (Via Common Area Easement Access, per Covenants)



*All Lot Owners have access to 1000's of Acres
of Common Area Easement Land, State Land + FWP Land*

BIG SKY



*Residents can Ride for Miles
(from home or GRR Equestrian Center)*

BIG SKY



BIG SKY



*Includes 1,180+/- Contiguous Acres
Comprised of 20+/- Acre Parcels*



*Underground Power Throughout
for Accessible Utilities to Parcels*

BIG SKY



*Two Miles of Spring Creek
within Included Parcels*



Stunning Views & Location
Close to Manhattan & Bozeman



Rural Community
with Easy Access to Town & Amenities



Included Lots Vary in Topography
Each with Unique, Panoramic Views



90+ Homes Have Been Built in the GRR
*Many Have Purchased Multiple Parcels for Added Privacy





Ready to Sell
Starting DAY ONE



Established Improvements



Unlimited Recreational
Opportunities for Residents



Gallatin River & Fishing



GALLATIN COUNTY

Located in a sweeping valley in the heart of the Rocky Mountains, Gallatin County is the most populated and fastest growing county in scenic southwest Montana. Gallatin Valley has a rich history. Native americans referred to this area as the “Valley of Flowers”. The name seems appropriate because of the great variety of wild flowers found on the mountainsides as well as in the valley. Gallatin Valley derives its name from the Gallatin River, one of the forks of the Missouri river that rises in Yellowstone Park. The Gallatin river, Jefferson river, and Madison river all merge at the town of Three Forks to form the Missouri River. Lewis and Clark named the rivers on their famous expedition to this part of the world in 1805.



There are approximately 1,682,048 acres(2,500 square miles) in Gallatin County including over 16,500 acres in surface water. Approximately 800,000 acres in Gallatin County are owned by the public and managed by several local and national agencies including the Bureau of Land Management, U.S. Forest Service, National Park Service, Montana Fish Wildlife & Parks, Montana Department of Transportation, Department of Natural Resources & Conservation and various local governments. The U.S. Forest Service is the largest land holder in Gallatin County, currently managing over 665,000 acres. In addition to the Forest Service, various state departments manage approximately 61,000 acres. The Bureau of Land Management holds just over 9,000 acres and an additional 1,600 acres belongs to local governments. On the southern edge of Gallatin County is Yellowstone National Park. Yellowstone National Park is one of the world’s primary wildlife preserves and has the greatest concentration of geysers and hot springs in America. Yellowstone National Park is 2,219,789 acres in size(Larger than Rhode Island and Delaware combined). Over 97,600 acres of Yellowstone National Park is located within Gallatin County.

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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