



THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

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301 Mountain View Way, Polaris MT 59746

\$595,000

Acres: ± 5.77

MLS#: 408511

INTRODUCTION

Whether you're seeking a personal retreat, an investment opportunity, or a legacy property to enjoy for years to come, this pond-side mountain cabin delivers the Montana lifestyle at its finest. Tucked beneath the Pioneer Mountains, the property offers a rare blend of privacy and year-round access in the heart of Polaris, Montana—a true outdoor recreation mecca. Overlooking a small, peaceful pond, the land regularly attracts wildlife, with deer and moose passing through and elk in the surrounding mountains. Located just minutes from Maverick Mountain Ski Area, this cabin is the perfect base for skiing, snowmobiling, hunting, and ATV riding. Opportunities for fly fishing and endless trails are found throughout the area, ensuring an adventurous experience year-round. After a full day of outdoor exploration, return to a warm, inviting cabin and unwind while taking in the peaceful beauty of Montana's big sky country. Built in 2021, the 2-bedroom, 1-bath cabin offers 915 square feet of thoughtfully designed living space, complete with a 83-square-foot loft. Handcrafted details—including real hardwood floors and custom cabinetry—add character throughout the home. A detached shop provides excellent space for gear, toys, and projects, enhancing the functionality of the property. The 5.77-acre lot offers ample room for a couple of horses or a small hobby farm. With its prime setting and close proximity to outdoor activities, the cabin also has excellent short-term rental potential, perfect for generating income while enjoying your own mountain escape. Peaceful, private, and surrounded by nature, this cabin embodies the Montana lifestyle—quiet mornings, active days, and star-filled nights beneath the endless sky. MLS# 408511



FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 5.77
View:	Lake, Mountains, Pond
Water Features:	Pond
Listing Date:	2026-02-09
Listing Agent:	Pam Neumeyer of Venture West Realty

Style:	Cabin
Year Built:	2021
Beds:	2
Baths:	1
Heating/Cooling:	Baseboard Electric None

LOCATION



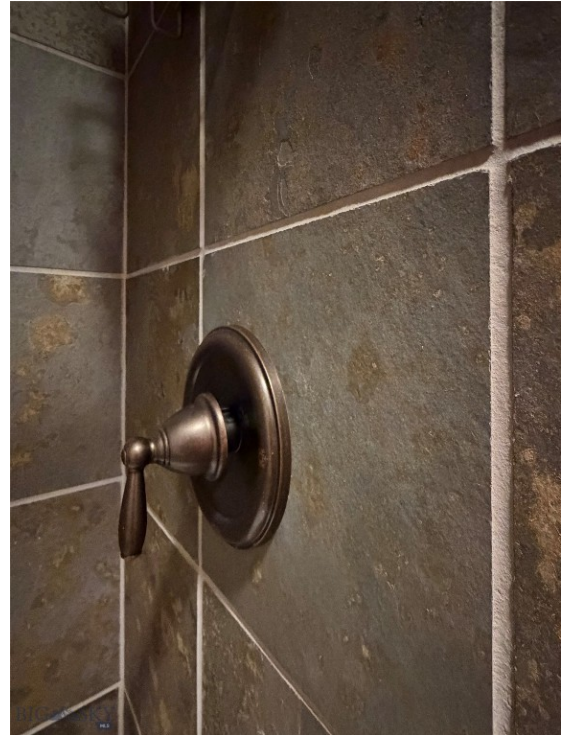
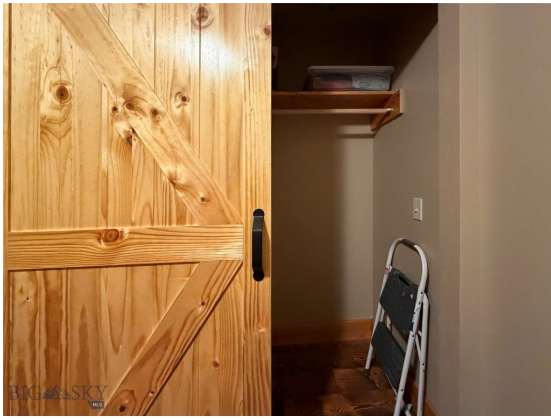
Address: 301 Mountain View Way, Polaris MT 59746

PHOTOS





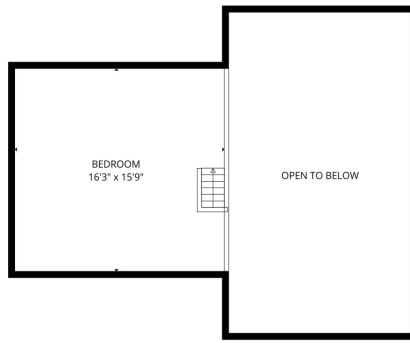








TOTAL: 870 sq. ft.
 1st Floor: 764 sq. ft., 2nd Floor: 106 sq. ft.
 EXCLUDED AREAS: OPEN TO BELOW: 351 sq. ft., LOW CEILING: 155 sq. ft., WALLS: 112 sq. ft.
FOOTPRINT PROVIDED BY LANDLORD. MEASUREMENTS OBTAINED FROM A RECENT VISIT. NOT A GUARANTEE.



BIG SKY
REAL ESTATE

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AREA IS NOT GUARANTEED. MEASUREMENTS ARE APPROXIMATE. CONTACT AGENT FOR MORE DETAILS. SEE LIST FOR COMMENTS.

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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