

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



3925 Little Wolf Creek Road, Wolf Creek MT
59648

\$550,000

Acres: ± 11.5

MLS#: 408558

DELGER
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MONTANA RANCHES

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INTRODUCTION

Tucked into the Helena National Forest, this classic Montana log cabin radiates on 11.5 acres. As you pull in off the gravel road, the first thing you notice is the quiet, the sound of wind moving through the treetops, the soft rush of Little Wolf Creek, and the distant call of birds echoing through the canyon. Built for comfort after long days outdoors, the cabin offers 2 bedrooms, 1 bathroom, and a loft space, with the kind of warm, rustic character that only a real log home can deliver. Inside, you'll find a cozy layout designed for making memories — from hunting weekends with friends to quiet winter nights when the woodstove is glowing and snow is falling outside. And best of all: much of the furniture and personal property is included, so you can start enjoying it immediately. Down by the water, a lounge swing near Little Wolf Creek becomes your front-row seat to everything the forest offers. In summer, you'll hear the creek sliding over smooth stones. In fall, you'll smell crisp leaves and woodsmoke in the air. In spring, you'll watch the landscape come alive again — bright green, loud, and fresh. A major bonus for recreation buyers: this property is set up for the way Montanans actually live. • Detached oversized insulated 2-car garage (32' x 28') • Quonset (30' x 24') with concrete floor • Plenty of space for ATVs, drift boats, snowmachines, trailers, tools, and hunting gear Whether you're here for hunting season, fishing season, or just to escape into the woods, this location puts you in the middle of it all: • Hiking and camping throughout the surrounding forest • World-class fishing on the Missouri River corridor • Holter Lake boating, swimming, and camping nearby • Hauser Lake and Canyon Ferry for more fishing, water sports, and recreation • Endless opportunities for exploring public land, wildlife viewing, and backroad adventures Hunters will appreciate the cabin's proximity to millions of acres of public land and the region's reputation for big game and upland bird hunting. Anglers will love being close to some of Montana's most legendary waters — where early mornings mean tight lines and cold hands, and afternoons mean stories that get better every time they're told. This is the kind of property that becomes part of your family story. The place where kids catch their first fish. Where friends come for opening weekend. Where the firepit always has one more chair pulled up, and the creek always sounds the same. MLS# 408558



BIG SKY
COUNTRY
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FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 11.5
Water Features:	Creek, RiverFront
Listing Date:	2026-02-10
Listing Agent:	Trampus Corder of Corder & Associates

Style:	Cabin
Year Built:	1980
Beds:	2
Baths:	1
Appliances:	Dryer, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	Propane Wood None

LOCATION



Address: 3925 Little Wolf Creek Road, Wolf Creek MT 59648

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.

*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND
LOCAL EXPERTISE*



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