

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
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THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



18 Vernon Road, Highwood MT 59450

\$174,000

Acres: ± 9.93

MLS#: 408922

DELGER
— REAL ESTATE —
MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

RanchRealEstateGroup.com

MLS
Information deemed reliable,
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INTRODUCTION

Missouri River frontage with fishing, boating, hunting, and power bordering BLM land across the river. Located between Highwood and Fort Benton, Montana. Land in Montana on the banks of the Missouri River isn't easy to come by. This is your chance to own Missouri River frontage out in the countryside of Montana. It bears repeating that this property has Missouri River frontage!! This amazing Montana property borders the Missouri River for over 300 feet and gives you 9.9 acres of land you could build your Montana cabin or home on. You'll have the mighty Missouri River right out your front door to see, hear, and go fishing or boating on any time you want. The Missouri River is known for its trout, walleye, and pike fishing, as well as smallmouth bass, carp, catfish, and other species. By owning riverfront property, you'll have easy access to the river to enjoy day in and day out. Just step out the front door of your cabin with your fishing pole in hand and take to the river for relaxation and fun as you catch the big ones in the waters of the Mighty Mo (Missouri). There are geese, ducks, and other waterfowl, as well as bald and golden eagles, that all use this stretch of the Missouri River for the valuable food and water it provides. The eagles can be seen gliding along the banks of the Missouri River, looking for food, or soaring along the bluffs on the opposite side of the river, making it seem so effortless to look down on everything from above. The deer and antelope in the area also use the river for the valuable water and nourishment it provides. That is evidenced by the trails you can see on the bluffs across the river on the BLM land there. You can watch them from the cabin on your property, and during hunting season, you can hunt that BLM land that borders your land just across the river. In fact, they'll be within range during the general hunting season as they come down to the water at the river. Just wait and watch them from your picture windows. And if that's not enough, the access road leading to the property goes through BLM land, which you can hunt and hike on, too. There are plenty of other BLM and State lands in the area, in addition to that, as well as block management areas that are open to hunting on private lands. The area is also well known for its fantastic pheasant and upland game bird hunting. You'll see ring-necked pheasants and the other game birds just standing along the roads on the way to your Missouri River hideaway. MLS# 408922



FEATURES

Status:	Contingent
Type:	Land
Sub Type:	UnimprovedLand
Acres:	± 9.93
View:	Rural, River, CreekStream, Valley
Water Features:	Creek, RiverFront
Listing Date:	2026-02-27
Listing Agent:	Scott Joyner of Joyner Realty

LOCATION



Address: 18 Vernon Road, Highwood MT 59450

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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v1.01-2026-04-01

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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