

THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



285 Lost Trail, Townsend MT 59644

\$1,900,000

Acres: ± 83.48

MLS#: 409432

INTRODUCTION

Montana Legacy Living: A Multigenerational Compound on 85+ Private Acres near Canyon Ferry Lake Discover the ultimate legacy property in Montana. This custom, one-of-a-kind estate offers a seamless fusion of authentic Montana log home craftsmanship and modern, flexible design, all set on over 85 acres of pristine private land in the coveted Duck Creek area. Designed specifically for the discerning multigenerational buyer, this compound delivers unparalleled space, serenity, and the chance for generations to live, work, and play together under the vast Big Sky. Architectural Excellence & Versatile Living: The primary residence is a masterpiece of authentic Montana architecture, featuring massive custom logs set by a helicopter to ensure structural integrity and dramatic visual appeal. The layout provides multiple distinct living quarters: Main Level: A spacious primary suite with a private loft, a large guest room, and an additional open loft area—perfect as a play space, secondary office, or workout or craft space. Walk-Out Lower Level: Easily converts into a fully equipped, self-contained three-bedroom apartment with its own entrance. Ideal for extended family, full-time staff, or a luxury corporate retreat space. Private Guest Apartment: A secluded unit located on the backside of the oversized, heated six-car tandem garage, offering independence for guests. A dedicated gun safe room provides secure storage, with the flexibility to transform into a high-end wine cellar or an entertainment bar for intimate gatherings. Unmatched Outdoor and Recreational Amenities: This property is a sanctuary for the outdoor enthusiast, bordered by 636 acres of State Land at the base of the Belt Mountains. Direct access to year-round recreation awaits from your doorstep: Hunting: Located in the prime Hunting District 391. Trail Access: Enjoy immediate access to extensive trails for horseback riding and hiking on state land, with nearby BLM and National Forest land for endless exploration. Water Recreation: Spend your summers on nearby Canyon Ferry Lake, known for its world-class fishing, boating, and watersports. On-Site Features: The grounds feature a tranquil spring-fed pond, a firepit area, and a hot tub for relaxing under the stars after a long day of Montana adventure as well as an abandoned landing strip. This is more than a home—it is a private, self-sufficient legacy compound where generations can thrive. Secure your retreat in Montana. MLS# 409432



FEATURES

Status:	Active
Type:	Farm
Sub Type:	SingleFamilyResidence
Acres:	± 83.48
View:	Farmland, Lake, Meadow, Mountains, Pond, Rural, SouthernExposure, Valley, TreesWoods
Water Features:	Creek, Pond
Listing Date:	2026-03-15
Listing Agent:	Courtney King of Engel & Volkers - Bozeman

Style:	Custom
Year Built:	2011
Beds:	4
Baths:	3
Appliances:	Dryer, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	ForcedAir Propane CeilingFans

LOCATION

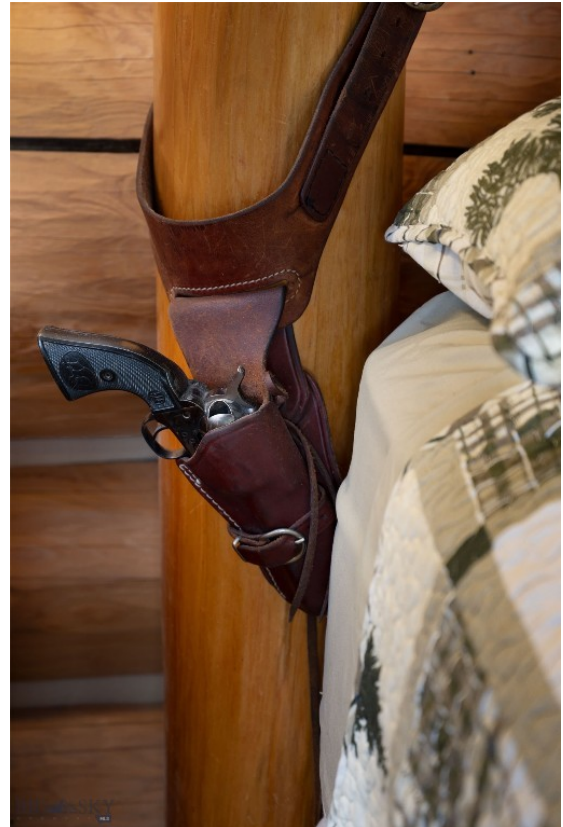


Address: 285 Lost Trail, Townsend MT 59644

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.

All MLS Information ©Southwest Montana Multiple Listing Service, Inc. All rights reserved. MLS information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information is deemed reliable but is not guaranteed accurate by the MLS or Delger Real Estate.

v1.01-2026-03-16

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*



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2026-03-16