

# 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*



## 88 Hilltop Vista Loop, Three Forks MT 59752

\$1,200,000

Acres: ± 21.31

MLS#: 410239

# INTRODUCTION

Enjoy stunning, tremendous, uninterrupted views from the front porch of this modest custom post and frame home that sits on 21 acres. This home offers 3 bedrooms, 2-1/2 baths with an open floor featuring 10 ft ceilings. The primary suite has its own exterior door to the back porch for convenience. One of the two other bedrooms has been set up as a home office with multiple circuits and its own thermostat for the radiant floor heat. Some of the amenities include a gas JennAir cooktop & high-end kitchen appliances, tankless water heater, walk-in primary shower, & radiant in-floor heating in house and in the oversized shop/garage. The front porch is perfect for sitting and watching the sunrise across the panoramic vista toward Big Sky-Spanish Peaks & Hollowtop mountain in the Tobacco Root range, or passing time with the local mule deer and antelope, while the covered back porch offers folding large, three-panel glass patio doors. The famous "Bleu Horses" sculptures are right out your front door, miles of bike riding just across the road, & easy access to Three Forks and the Missouri River. This home is about as perfectly positioned centrally for your outdoor adventures as you can get. Pipestone and Radarsburg ORV areas are nearby as well as Bridger Bowl and Big Sky. Gallatin, Madison and Jefferson Rivers are right down the hill. A back-up generator to support the entire house and a wood burning stove for ambiance or back-up heat on those super-frosty winter days. Pre-wired for a hot tub under the rear porch or to the side siding. The shop/garage has in-floor heat throughout and is backed-up with 2 electric heaters, each capable of heating the entire insulated space individually. Each garage door is powered by very quiet Chamberlain direct-drive, smart, garage door openers that sync with the Ring security system. The home has an oversized gravel driveway with plenty of space to turn around behind/beside the shop/garage for even the largest fifth-wheel camper/trailer. It also has an RV dump inside the garage and the septic clean-out outside can be used for this as well. With RV 20/30/50 amp outlets outside and 20/30 amp RV outlets inside, 2 water hydrants, wiring for 4-post car lift & thickened concrete under the foot positions for this, multiple circuit wiring, large central floor drain, utility sink, and separate dedicated circuits for garage fridge and freezers this shop/garage is ideal for anyone with "projects". Schedule your showing today! MLS# 410239



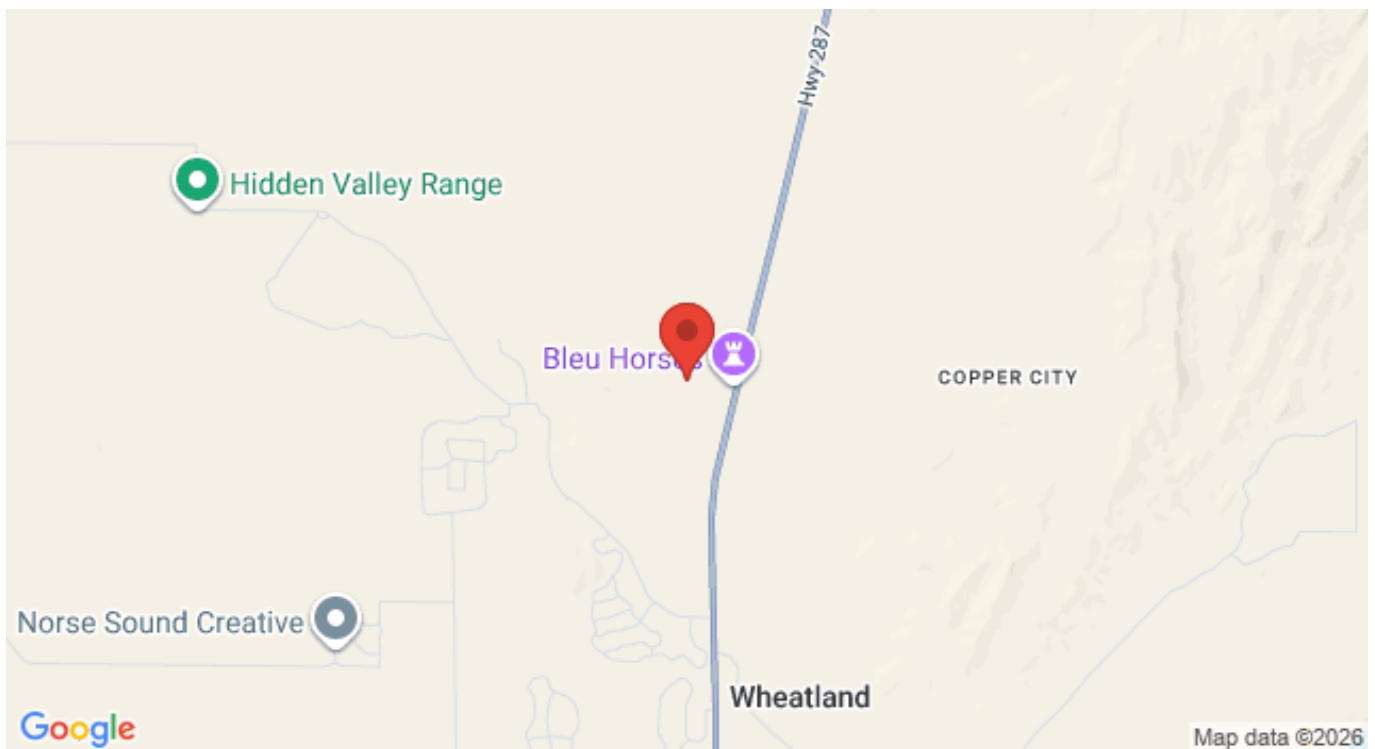
BIG SKY  
MLS

## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Residential
<b>Sub Type:</b>	SingleFamilyResidence
<b>Acres:</b>	± 21.31
<b>Listing Date:</b>	2026-04-11
<b>Listing Agent:</b>	Renaë Olson of Empire Real Estate

<b>Style:</b>	Barndominium
<b>Year Built:</b>	2022
<b>Beds:</b>	3
<b>Baths:</b>	3
<b>Appliances:</b>	BuiltInOven, Cooktop, DoubleOven, Dryer, Dishwasher, Refrigerator, Washer
<b>Heating/Cooling:</b>	ForcedAir Propane RadiantFloor Stove Wood None

## LOCATION



Address: 88 Hilltop Vista Loop, Three Forks MT 59752

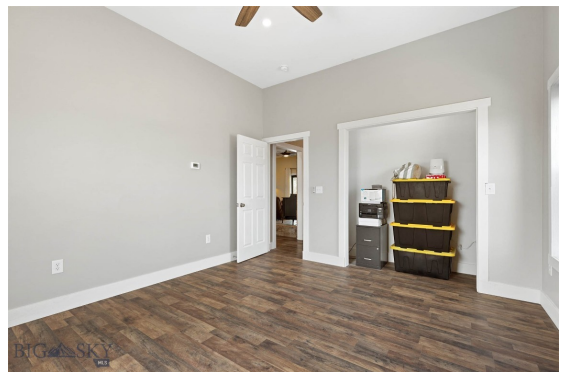
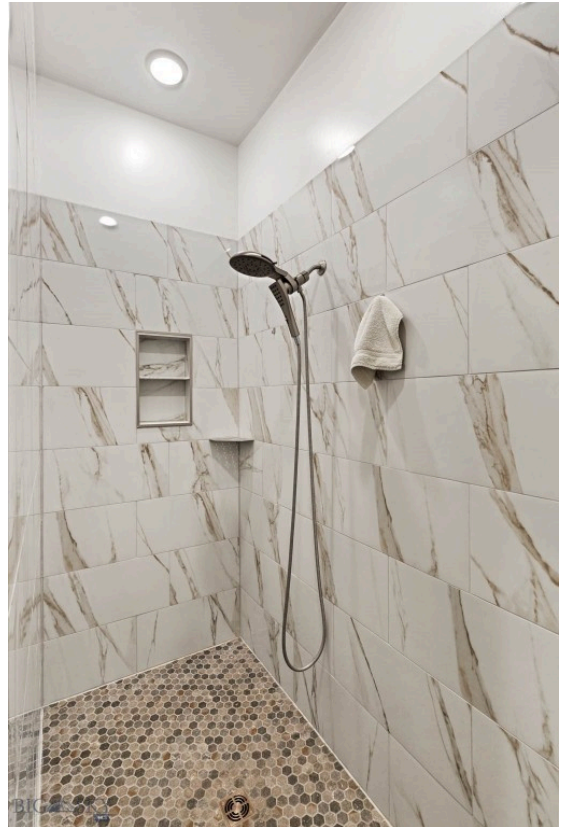
# PHOTOS

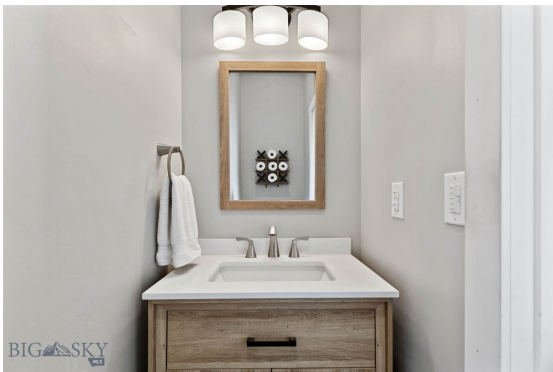














# INVESTING IN MONTANA RANCH LAND



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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