

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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

Powered by Data, Technology, and Local Expertise



22869 MT Highway 278, Dillon MT 59725

\$1,399,999

Acres: ± 25.9

MLS#: 410323

DELGER
— REAL ESTATE —
MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

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INTRODUCTION

Country roads take me home! Unencumbered by covenants or an HOA make this a prime opportunity to enjoy mountain views, breathtaking sunsets, and simple country living that will make your heart and soul complete. Taking the term “shouse” to a new level, the 3881 sq ft home is as jaw dropping as the views. Featuring 5 bedrooms and 3.5 bathrooms, there is room for family and friends alike. A large open floor plan of the main level makes entertainment of guests a breeze. Concrete counter tops, tile backsplash and a large dining room are the perfect place to gather and bake delicious treats and pass down grandma's old recipes. 18' walls will provide an excellent place to show off that coveted artwork or prized mounts. The fireplace which is currently under construction will be a wonderful place to gather in front of on those special holidays with your loved ones. The master bedroom and tiled bathroom as well as an office elegantly round out the main level. Upstairs features 4 bedrooms, a bathroom, repurposed flooring from 120-year-old grainery and is ready for a theater, bar or billiards room. The garage/shop features a spacious 64' x 50' floor plan. Two 16' doors provide ample height for even the largest vehicles, campers, semis or to work on your equipment privately and out of the elements. A floor drain, ample power for welders and lathes and a half bath are just several of wonderful features. Spray foam plus bat insulation between the house and garage reduce noise pollution inside of the home which allow both work and relaxation to happen simultaneously. A sprawling 25.9 +/- acre property which features perimeter jack fencing will allow children and animals alike to stretch their legs and explore nature. A 50' round pen and partially completed 130' x 250' arena are wonderful additions for the equine lover in us all. A productive garden and chicken coop allow for one to be self-reliant and are great additions to that inner homesteader. Beauty, views, peace meet at this intersection. Nestled in Montana HD 329 equates to hours of adventure in the fall chasing that dream bull or buck. Dozens of trails and lakes in the Pioneer Range which is just minutes away from the property provides unlimited spring and summer adventure. Legendary Maverick Mountain and Elkhorn hot springs are just a quick 15-minute trip. Truly a treasure that most seek but rarely find, this one checks the box for everyone and truly is a hidden gem! Fire place pictures for reference only. MLS# 410323



BIG SKY
MLS

FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 25.9
View:	Meadow, Mountains, Rural, SouthernExposure
Listing Date:	2026-04-14
Listing Agent:	Grady Holt of Beaverhead Home and Ranch RE

Year Built:	2021
Beds:	5
Baths:	4
Heating/Cooling:	ForcedAir RadiantFloor CeilingFans

LOCATION



Address: 22869 MT Highway 278, Dillon MT 59725

PHOTOS



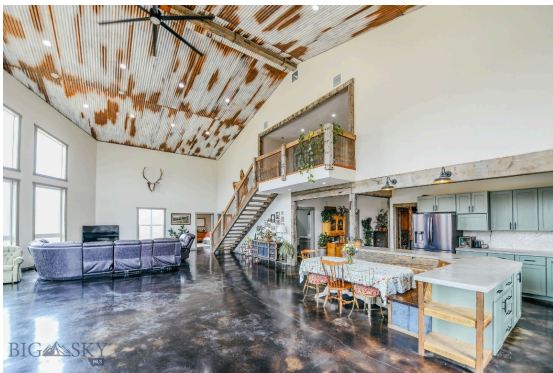




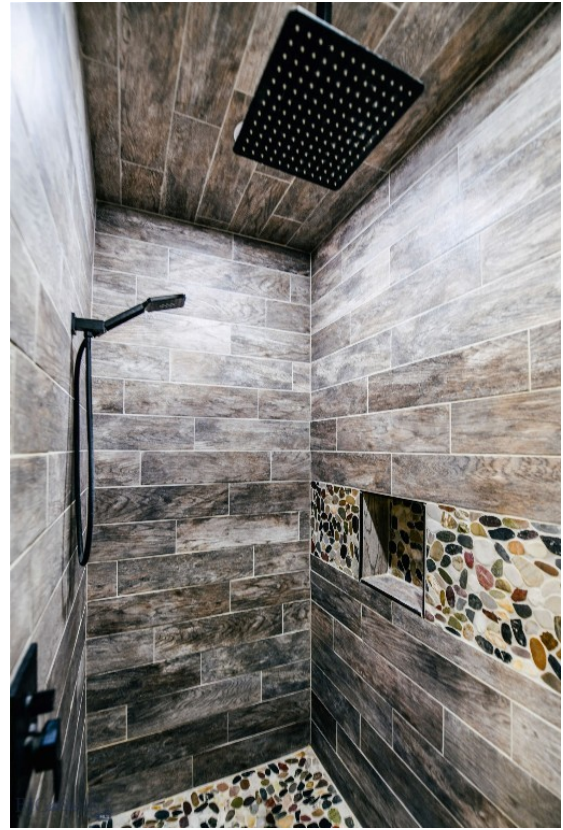


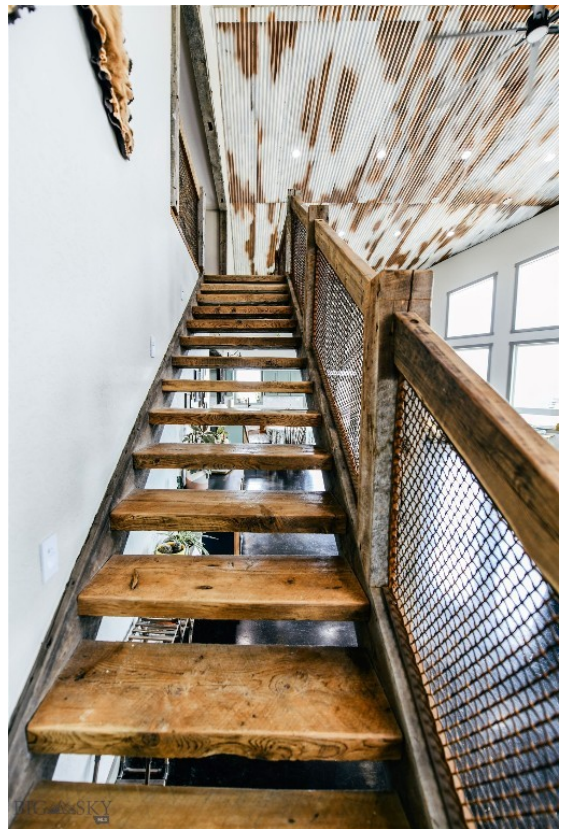
















INVESTING IN MONTANA RANCH LAND



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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