



THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

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92 Depot Road, Ennis MT 59729

\$1,200,000
Acres: ± 22.626
MLS#: 410855

INTRODUCTION

Rare opportunity to own 22 beautiful acres with NO COVENANTS in the heart of the Madison Valley, offering the freedom and flexibility that is increasingly hard to find in Southwest Montana. Conveniently located on Depot Road just minutes from Ennis and within an easy drive to Bozeman, this horse property combines privacy, functionality, and direct access to world-class recreation including fly fishing on the Madison River, hunting, hiking, horseback riding, and Yellowstone National Park adventures. Thoughtfully designed for comfortable living, this spacious 2,608 sq ft home features 4 bedrooms, 2.5 bathrooms, vaulted ceilings, and expansive Andersen windows that fill the home with natural light. One bedroom is currently being used as an office, offering excellent flexibility for remote work or additional living space. Extra-wide hallways, 9-foot ceilings, solid alder wood doors and trim, and custom blinds that raise or lower from either direction add quality and character throughout. The open living area is warm and inviting with a cozy wood stove, movie theater lighting accents, and stunning views of the surrounding property. The kitchen is designed for gathering and entertaining with rough-edge granite countertops, custom alder cabinetry, a large island, and an oversized walk-in pantry accessed through a beautiful barn door. Two spacious guest bedrooms feature large closets and share a well-appointed guest bathroom, while a large hall closet with additional barn doors provides abundant storage. The oversized primary suite offers a peaceful retreat with vaulted ceilings, an electric fireplace, sliding doors leading to the covered patio, and a luxurious ensuite bathroom complete with double vanities, a custom tile walk-in shower with dual shower heads, private toilet room, and a large walk-in closet with custom organizers. Additional features include a spacious laundry room located off the attached two-car garage, workout area, utility room, underground sprinklers, whole-house water filtration system with softener, and multiple heating options including wood heat, electric baseboard, and wall heaters. The expansive covered patio is wired for a hot tub and designed for enjoying Montana sunsets and wide-open views. The acreage is partially fenced with three separate pastures and is perfectly set up for horses with two shelters and two frost-free hydrants. This is Montana living with the freedom to truly make the property your own. MLS# 410855



FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 22.626
View:	Mountains, Rural, SouthernExposure, Valley
Water Features:	Creek
Listing Date:	2026-05-20
Listing Agent:	Jenny Rohrback of PureWest Real Estate Ennis

Style:	Ranch, Traditional
Year Built:	2021
Beds:	4
Baths:	3
Appliances:	Dryer, Dishwasher, Microwave, Range, Refrigerator, WaterSoftener, Washer
Heating/Cooling:	Baseboard Electric WallFurnace CeilingFans

LOCATION



Address: 92 Depot Road, Ennis MT 59729

PHOTOS



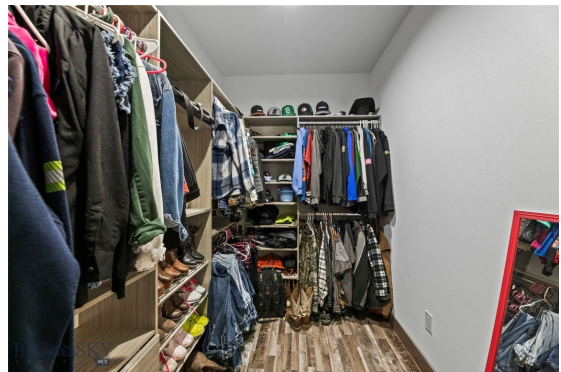














INVESTING IN MONTANA RANCH LAND



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



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

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