

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



7800 Austin Road, Helena MT 59602

\$2,350,000

Acres: ± 108.7

MLS#: 410873

DELGER
— REAL ESTATE —
MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

RanchRealEstateGroup.com

REALTOR®
MLS 
Information deemed reliable,
but not guaranteed

INTRODUCTION

Sitting on the east side of historic Mullan Pass on the Continental Divide is this 108 acre slice of Montana heaven with tremendous views, solitude and grandeur. It offers a beautifully constructed 5,000+ square foot Montana style home for comfort and privacy. The property adjoins BLM land to the northwest and Forest Service land to the south. Most of the surrounding properties are under a conservation easement, but this one has no restrictions or covenants. Wildlife of all shapes and sizes traverse the property throughout the seasons. Elk are common and deer visit daily. Bears, moose, and the occasional mountain lion wander through. There is a resident covey of grouse and abundant small game and “watchable critters.” The home is warm and inviting, with granite countertops and quarter-sawn local fir flooring. It is well insulated, with casement windows throughout. Utilities include an on-demand water heater, a wood stove, water softener, and a Starlink internet system. There are four bedrooms. Two large bedrooms are upstairs, separated by a loft and a ¾ bath. The main level is fully accessible, with a flat entry from the garage, wide doorways, and a large walk-in tiled shower in the master bedroom bath. Here you’ll also find a guest bedroom and bath. The large daylight basement is finished and contains a large family room or hobby area, another full bath, and a private office or non-conforming bedroom. The kitchen is large and well-appointed, with beautiful stainless appliances, an oversized island, and granite counter tops that match the rest of the house. The large windows in the great room and dining room look out over the spacious “sitting porch” to the mountains and wide open spaces. The sunrise and sunsets are spectacular here. A custom stone wood-fired pizza oven near the porch anchors the landscaping and provides a unique and delightful entertaining experience for you and your guests. The house is less than 30 minutes on a county-maintained road from the Capitol and the St. Peter’s hospital complex. The large shop is fully insulated with spray foam on the walls and ceiling. It has a storage loft with a hoist, a woodstove for heat, 220V power, and a three-quarter bath with washer and dryer connections. Along the south side there is a large greenhouse with water and a temperature-controlled fan. There are two doors, 12X12 and 12X14, the latter with a chain hoist for ease of opening and closing. Complete description in documents MLS# 410873



FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 108.7
View:	Mountains
Listing Date:	2026-04-27
Listing Agent:	Larry Brown of Blackjack Realty, LLC

Year Built:	2021
Beds:	5
Baths:	4
Appliances:	Dishwasher, Microwave, Range, Refrigerator, WaterSoftener, TrashCompactor
Heating/Cooling:	ForcedAir CentralAir

LOCATION



Address: 7800 Austin Road, Helena MT 59602

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.

v1.01-2026-05-11

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

v1.01-2026-05-11