

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



NHN Denvers Way, Belfry MT 59068

\$139,900

Acres: ± 20.4

MLS#: 410941

INTRODUCTION

20.4 acres with power at the foot of the Beartooth Mountains. Are you looking for your own piece of the Big Sky of Montana? This property offers Majestic views of the east face of the Beartooth Mountain and has power along the access road. It is close to 1000's of acres of public BLM land and 5 miles from the National Forest. Hwy 72 is 5 miles to the east. It is only 10 miles south of Belfry (pop 200), 25 miles southeast of Red Lodge (pop 2500) and their ski area. It is 60 miles southwest of Billings. This property looks both east and west, either towards the Pryor Mountains and Clark's Fork of the Yellowstone River valley or west into the Beartooths, as well as south towards the Abasaroka Mountains. Heart mountain can also clearly be seen towards the south. Yellowstone National Park is 90 miles By road to the southwest. It is a dry area with very little winter snow so year-round living is not a problem. It is less than a mile off the year-round maintained county road. This is a great area for retirement or relocation or a getaway cabin! Mild covenants, but no HOA. Property owners here have access to a 4 acre pond for recreation and fire protection. This place is for those who love the outdoors and wide open spaces. Wildlife includes mule deer and whitetails, antelope, elk, bear, coyotes, foxes and bobcats. Upland game birds include pheasants, sage grouse, sharptails, Hungarian partridge and chukars. Moose have been seen as well as an occasional wolf or grizzly. Call today for a showing of this great property. MLS# 410941



FEATURES

Status:	Active
Type:	Land
Sub Type:	UnimprovedLand
Acres:	± 20.4
View:	Lake, Mountains, Pond, Rural, Valley
Water Features:	Pond, Seasonal
Listing Date:	2026-05-11
Listing Agent:	Cary Porter of Mountainlands of MT Realty

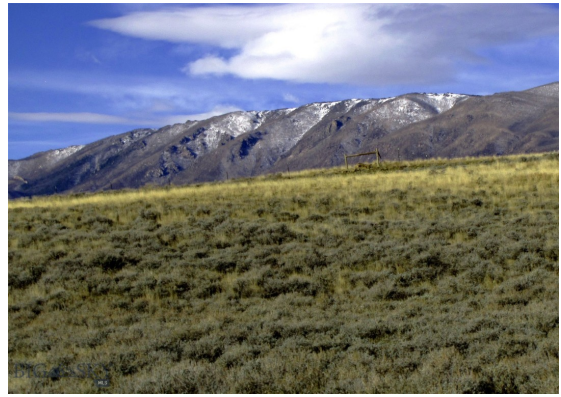
LOCATION

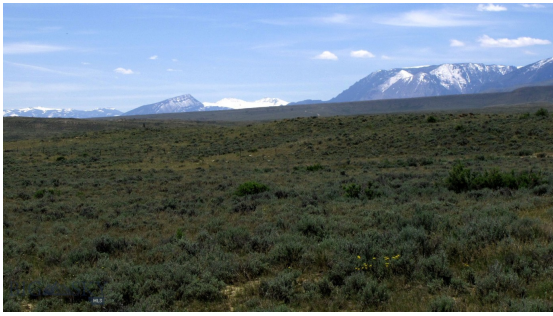


Address: NHN Denvers Way, Belfry MT 59068

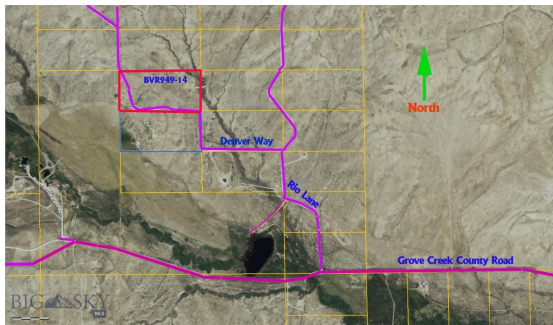
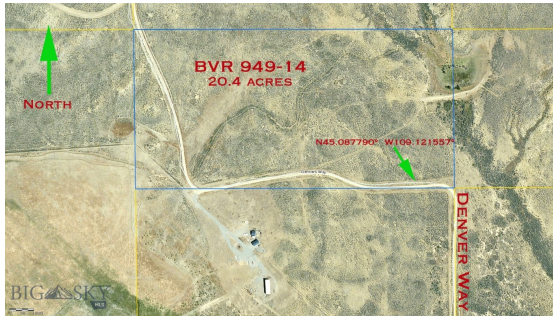
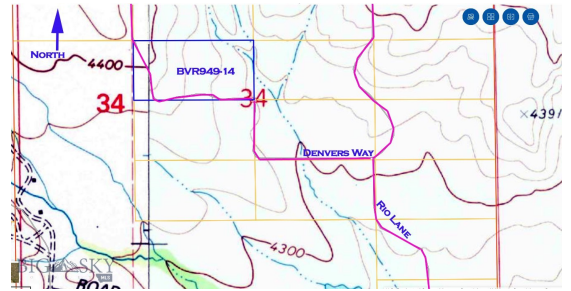
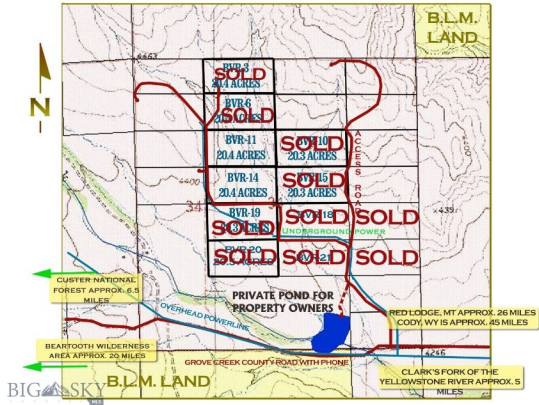
PHOTOS



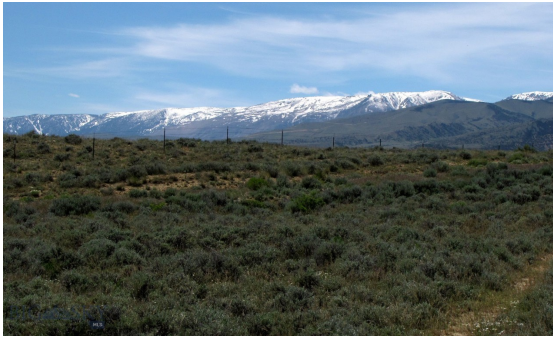




SECTION 34, TWP. 8 S., RGE. 21 E.
CARBON COUNTY, MONTANA
BEARTOOTH VALLEY RANCH

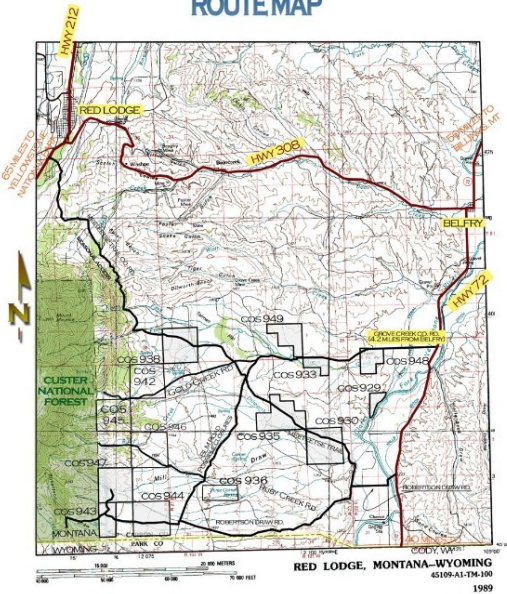








BEARTOOTH VALLEY RANCH ROUTE MAP



BIG SKY





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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