

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



6280 W Dry Creek Road, Manhattan MT 59741

\$1,850,000

Acres: ± 9.7

MLS#: 411114

INTRODUCTION

Discover the perfect blend of country living, horse property functionality, and convenience at 6280 Dry Creek Rd in Manhattan, Montana. Situated on 9.66 acres less than one mile from town, this versatile property offers over 7 acres of pasture, is fenced and cross-fenced for horses, and includes valuable water rights, a spring-fed irrigation ditch, and canal access. Whether you're looking for a hobby farm, equestrian setup, income potential, or simply room to spread out under the Big Sky, this property delivers. The spacious farmhouse features 4 bedrooms and 3 bathrooms, plus a separate-entry 2 bedroom, 1 bathroom basement apartment ideal for guests, rental income, multi-generational living, or caretaker quarters. Combined, the main house, the bonus space over the garage and the basement apartment are over 3,100 Sq Ft. Original hardwood floors on the second level add warmth and character, while the bonus space above the garage offers flexibility for a craft room, workout area, office, man cave, or she shed. Equestrian and shop enthusiasts will appreciate the impressive 7,000+ square foot Quonset building offering approximately 4,000 square feet of shop space along with 3,000 square feet dedicated to horse stalls, tack room, and additional storage. A round pen is already in place, making this a turnkey horse property ready to enjoy. Southern exposure captures stunning views, while the paved walking and biking trail bordering the property provides direct access toward the river just over one mile away. Enjoy the peaceful rural setting with the convenience of biking distance to Manhattan schools, downtown amenities, and easy access to Bozeman and Belgrade. MLS# 411114



BIG SKY
MLS

FEATURES

Status:	Active	Year Built:	1916
Type:	Residential	Beds:	4
Sub Type:	SingleFamilyResidence	Baths:	3
Acres:	± 9.7	Appliances:	Dryer, Dishwasher, Disposal, Range, Refrigerator, WaterSoftener, Washer
View:	Farmland, Meadow, Mountains, SouthernExposure, TreesWoods	Heating/Cooling:	ForcedAir CentralAir
Water Features:	Seasonal		
Listing Date:	2026-05-15		
Listing Agent:	Richie Pemberton of Windermere Great Divide-Bozeman		

LOCATION



Address: 6280 W Dry Creek Road, Manhattan MT 59741

DELGER
REAL ESTATE
MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

RanchRealEstateGroup.com

MLS
Information deemed reliable,
but not guaranteed

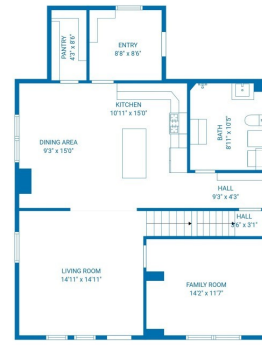
PHOTOS











BIG SKY

TOTAL 2887 sq. ft.
 1st floor: 991 sq. ft., 2nd floor: 1026 sq. ft., 3rd floor: 890 sq. ft.
 EXCLUDED AREAS: WALLS: 199 sq. ft.

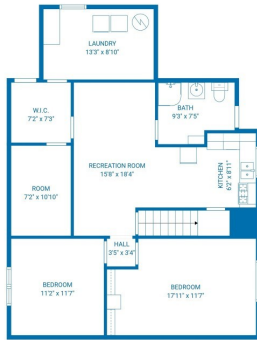






BIG SKY

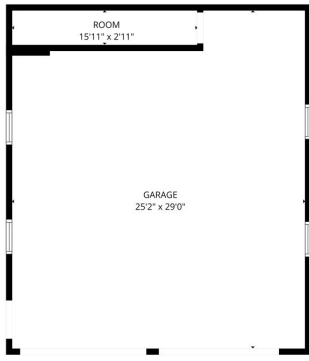
TOTAL: 2887 sq. ft.
 1st floor: 991 sq. ft., 2nd floor: 1006 sq. ft., 3rd floor: 890 sq. ft.
 EXCLUDED AREAS: WALLS: 199 sq. ft.



BIG SKY

TOTAL: 2887 sq. ft.
 1st floor: 991 sq. ft., 2nd floor: 1006 sq. ft., 3rd floor: 890 sq. ft.
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BIG SKY REAL ESTATE

FLOOR PLAN CREATED BY CURATOR.VENUE. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



BIG SKY REAL ESTATE

Total GLA: 0 sq. ft. | Total: 7391 sq. ft.
1st floor (Excluded areas: 7391 sq. ft.)

GALLATIN COUNTY

Located in a sweeping valley in the heart of the Rocky Mountains, Gallatin County is the most populated and fastest growing county in scenic southwest Montana. Gallatin Valley has a rich history. Native Americans referred to this area as the “Valley of Flowers”. The name seems appropriate because of the great variety of wild flowers found on the mountainsides as well as in the valley. Gallatin Valley derives its name from the Gallatin River, one of the forks of the Missouri river that rises in Yellowstone Park. The Gallatin river, Jefferson river, and Madison river all merge at the town of Three Forks to form the Missouri River. Lewis and Clark named the rivers on their famous expedition to this part of the world in 1805.



There are approximately 1,682,048 acres (2,500 square miles) in Gallatin County including over 16,500 acres in surface water. Approximately 800,000 acres in Gallatin County are owned by the public and managed by several local and national agencies including the Bureau of Land Management, U.S. Forest Service, National Park Service, Montana Fish Wildlife & Parks, Montana Department of Transportation, Department of Natural Resources & Conservation and various local governments. The U.S. Forest Service is the largest land holder in Gallatin County, currently managing over 665,000 acres. In addition to the Forest Service, various state departments manage approximately 61,000 acres. The Bureau of Land Management holds just over 9,000 acres and an additional 1,600 acres belongs to local governments. On the southern edge of Gallatin County is Yellowstone National Park. Yellowstone National Park is one of the world’s primary wildlife preserves and has the greatest concentration of geysers and hot springs in America. Yellowstone National Park is 2,219,789 acres in size (Larger than Rhode Island and Delaware combined). Over 97,600 acres of Yellowstone National Park is located within Gallatin County.

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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