

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



NHN Boarding House Flats, Philipsburg MT 59858

\$174,900

Acres: ± 10.46

MLS#: 411143

INTRODUCTION

Motivated seller: Tucked into the timbered hills just outside of the historic community of Philipsburg, this 10.46-acre mining claim offers the kind of Western Montana setting people spend years searching for. Located only three miles from town, you can make a quick trip for groceries, beer, coffee, or supplies, then retreat back into the quiet of the trees & mountain air. It is close enough to stay connected, yet far enough away to truly feel removed from the noise & rush of everyday life. In fact, most people use atvs & utv's as their main form of transportation around P-burg. Known as the I.B. Lode, this property carries a rich mining history & features several old mine shafts that serve as reminders of Montana's rugged past. The land itself is heavily wooded with multiple natural build sites spread throughout the acreage. Existing roads weave through the property, naturally creating separation between different areas, making it ideal for a multi-family retreat, seasonal cabins, or a private mountain getaway w/ room for everyone to spread out & enjoy their own space. Granite County allows up to five cabins per parcel, opening the door for an income-producing vacation rental setup, a family compound, or a self-sustaining homestead surrounded by nature. Recently surveyed with markers already in place, much of the groundwork has already been completed. Power appears to be approximately three-tenths of a mile away, & with a little effort, this property could become a comfortable year-round residence. There are full-time residents in the area about three-quarters of a mile away, proving that four-season living is entirely possible here. Living near Philipsburg means becoming part of one of Montana's most beloved mountain towns. Summer weekends are filled with events, live music, local gatherings, and visitors exploring the historic downtown. Nearby Georgetown Lake offers boating, fishing, kayaking, jet skiing, and ice fishing, while the surrounding mountains provide endless opportunities for snowmobiling, skiing, hiking, hunting, & exploring hundreds of thousands of acres of public land. Spend your afternoons sapphire mining, your evenings around a campfire beneath the pines, & your winters enjoying some of the best recreation Western Montana has to offer. Whether you envision a private recreational retreat, a mountain homestead, or a destination vacation rental property, this land offers the space, setting, & freedom to bring those ideas to life. MLS# 411143



FEATURES

| | |
|-----------------------|---------------------------------|
| Status: | Active |
| Type: | Land |
| Sub Type: | UnimprovedLand |
| Acres: | ± 10.46 |
| View: | Mountains, TreesWoods |
| Listing Date: | 2026-05-13 |
| Listing Agent: | Kerry Duff of Twite Realty Corp |

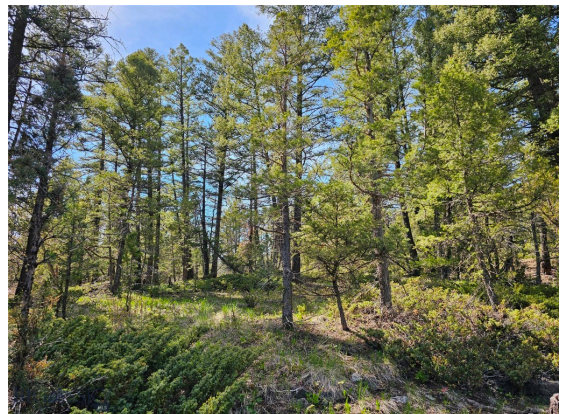
LOCATION

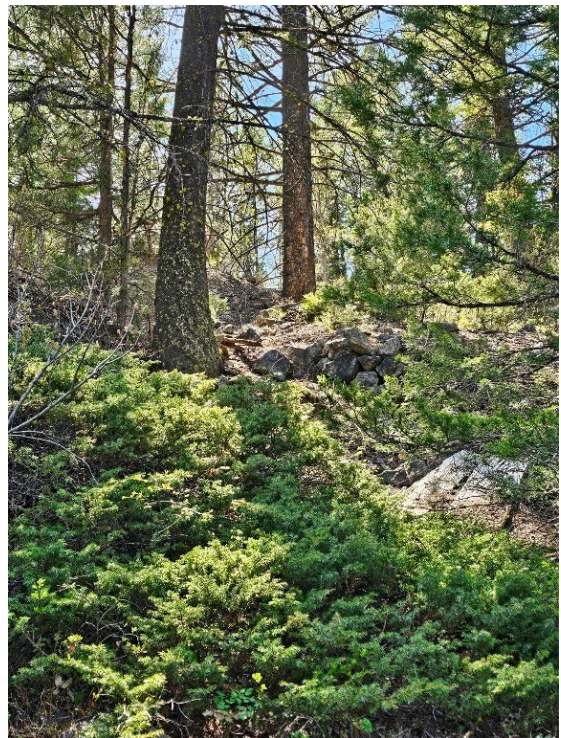


Address: NHN Boarding House Flats, Philipsburg MT 59858

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
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406.581.7504
craigdelger@gmail.com

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