



**THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT**

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## 105 Damsel Lane, Anaconda MT 59711

\$1,249,000

Acres: ± 4.22

MLS#: 411203

# INTRODUCTION

Perched above Georgetown Lake with sweeping views of the Pintler and Sapphire Mountain Ranges, 105 Damsel Lane is Montana living at its finest. This immaculate three-bedroom, three-bath home sits on 4.22 private acres where the landscape shifts with every season; beargrass, lupine and wildflowers bloom in the spring, trails and the lake beckon all summer, and snow-dusted peaks define the winter horizon. Inside, the great room features a two-story vaulted wood ceiling and large windows that frame the lake and mountains beyond. Step onto the deck to take in the fresh Montana air along with unparalleled views of Georgetown Lake and the surrounding ranges. The open and welcoming layout includes a spacious kitchen, living and dining areas, a cozy fireplace, and a generous loft which is ideal as a home office or quiet retreat. The property is also exceptionally well equipped for year-round Montana living, featuring two 1,000-gallon underground propane tanks, a backup generator, and a spacious three-car garage with additional basement storage. The Georgetown Lake Wildfire Risk Reduction Program through DNRC was completed on this property in October 2025, offering added peace of mind. Covenant allowances also permit an additional cottage upon approval — a welcome flexibility for guests or future expansion. Bordering National Forest Service land, the subdivision also sits in close proximity to miles of hiking, biking, ATV, and cross-country ski trails. Georgetown Lake's boat launch and legendary fishing are just minutes away, while nearby Discovery Ski Area, Old Works Golf Course and the blue-ribbon waters of Rock Creek round out a recreation portfolio that is truly second to none. Offered fully furnished this is a rare turnkey opportunity to own a piece of Montana's finest, where privacy, panoramic beauty, and four-season adventure converge. MLS# 411203



## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Residential
<b>Sub Type:</b>	SingleFamilyResidence
<b>Acres:</b>	± 4.22
<b>Listing Date:</b>	2026-05-13
<b>Listing Agent:</b>	Nicole Locati of Berkshire Hathaway - Bozeman

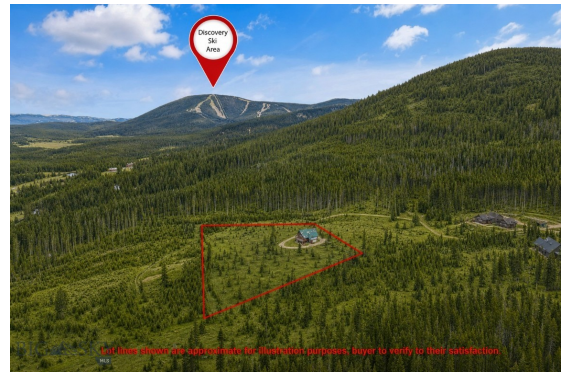
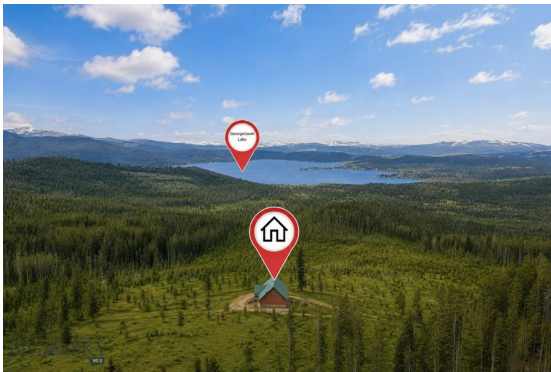
<b>Year Built:</b>	1999
<b>Beds:</b>	3
<b>Baths:</b>	3
<b>Heating/Cooling:</b>	ForcedAir Propane None

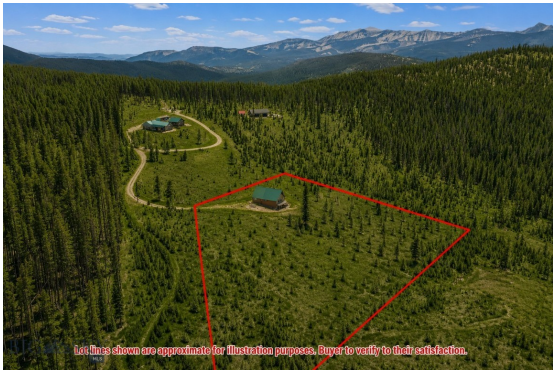
## LOCATION



Address: 105 Damsel Lane, Anaconda MT 59711

# 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

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