

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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

*Powered by Data, Technology, and Local Expertise*



## 6 Pine Coulee, Cascade MT 59421

\$169,000

Acres: ± 19.4

MLS#: 411277

DELGER  
— REAL ESTATE —  
MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

RanchRealEstateGroup.com

MLS  
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# INTRODUCTION

19.4 Acres of Montana property for sale with year-round access and a spring creek, the floor joists for your cabin are already in place!! This property has huge Ponderosa Pine and Douglas Fir trees around beautiful rolling meadows and has fantastic views. The building site is ready for you to pull your camper in and start having fun or build your own private cabin in the woods! This incredible property is nestled back in the hills between the two small towns of Wolf Creek and Cascade, Montana, in a picturesque setting among the tree-covered slopes. The property has a nice mix of pine trees and meadows that provide the perfect combination of cover and feed for the mule deer and other wildlife in the area. You can hunt on your own property or some of the nearby BLM and State Lands. Or you can head a short drive west to the Lewis and Clark National Forest and the Scapegoat and Bob Marshall Wilderness areas. To the east are the Big Belt Mountains and the Little Belt Mountains. There's no shortage of choices for places to go fishing, horseback riding, hunting, and hiking. Craig, Montana, is a short drive away and is a fly fisherman's mecca with several amazing fly shops and fine dining at Izaak's Restaurant, along the banks of the Mighty Mo! Fishing here is nothing short of tremendous - the property is just a short distance from the Dearborn River and the world-renowned Missouri River. These are two incredible trout fisheries. Also, you can enjoy private access to the Dearborn River, which you drive right by on the way to the property. Stop and take a few casts and just relax every time you go by, it doesn't get any better than that! If that's not enough, Holter Lake is just a short drive from some of the best lake fishing Montana has to offer. Get gas and food in Wolf Creek or Cascade, which are only about 20 and 25 miles away, respectively. Great Falls and Helena are only about 50 and 60 miles away from the property, respectively, on Interstate 15. Both towns have airports, fine dining, hardware stores, major shopping centers, and colleges. These towns are close enough for a relatively quick drive, yet far enough for peace and quiet in the country. You're about 12 miles from the Interstate on dirt roads; people do live year-round in the area. It's enough land to have the elbow room you desire, but at a price you can afford. MLS# 411277



## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Land
<b>Sub Type:</b>	UnimprovedLand
<b>Acres:</b>	± 19.4
<b>View:</b>	Meadow, Mountains, Valley, TreesWoods
<b>Water Features:</b>	Creek
<b>Listing Date:</b>	2026-05-15
<b>Listing Agent:</b>	Scott Joyner of Joyner Realty

## LOCATION



Address: 6 Pine Coulee, Cascade MT 59421

# 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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v1.01-2026-05-17

# 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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