

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



517 Deadman Creek Road, Bridger MT 59014

\$149,500

Acres: ± 20.11

MLS#: 411314

INTRODUCTION

Are you dreaming of remote living far from bright lights and city crowds? This old cabin on 20 acres at the foot of the Pryor Mountains, miles from power and people, may fit the bill. It offers spectacular views of the east face of the Pryor Mountains that loom above you, with the Bighorn Mountains to the east and the rugged Bighorn Canyon in-between. No one lives within 20 miles of this property, only antelope, sage grouse, mule deer, wild horses, Bighorn sheep and elk on occasion. There is a 1600+ sq. foot "earthship" cabin, built in 2007 (2 bedrooms, 1.5 baths) that is in poor shape and will need significant repairs. It has not been lived in for over 5 years and has suffered greatly (see photos). Original owner reported it has a septic, but no permit is on file. Propane and wood for heat and cooking, with a well that is reported to have 1/2 gallon per minute. There is also a 400 sq. foot barn, corral area & pump house for well. It is fenced on the east side of county road. Cell phone coverage is spotty; internet would need to be by satellite. Transmission power lines run along the eastern edge of the property, but there are no nearby power lines that one could hook into. This property is remote, offering one an opportunity to escape the city lights and have a secluded cabin with spectacular views in an area seldom visited by others. Year-round access to the property with a 4x4 would be possible, but may require some snowplowing in the winter. This land is only a mile from the Bighorn Canyon National Recreation area, a treasure of public land in your backyard known for its wild horses, 1000 foot cliffs and canyons, and miles of water for boating. Lovell, Wyoming (pop 2400) is 30 miles to the south for shopping needs, while Cody (pop 10,000) is 75 miles away and has a commercial airport. The largest city in the area is Billings, Montana, which is 125 miles to the north via Lovell and Bridger, MT. With about 120,000 people Billings offers all major retail outlets, excellent regional medical facilities, as well as an International Airport. The owner will finance with at least 10% down. 20 acres a half mile to the north is also available for \$69,500. Call for details. MLS# 411314



FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 20.11
View:	Mountains, Rural, SouthernExposure, TreesWoods
Listing Date:	2026-05-15
Listing Agent:	Dean Petty of Mountainlands of MT Realty

Style:	Berm
Year Built:	2007
Beds:	2
Baths:	2
Appliances:	Range, SomeGasAppliances, Stove
Heating/Cooling:	Propane Stove Wood None

LOCATION



Address: 517 Deadman Creek Road, Bridger MT 59014

PHOTOS

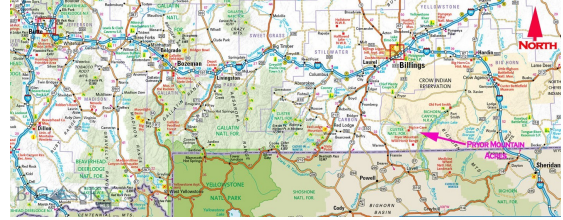
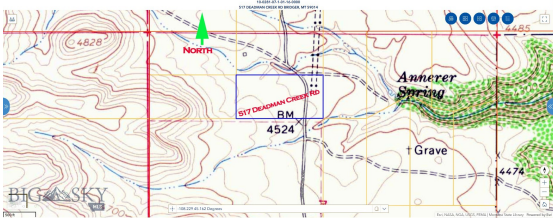
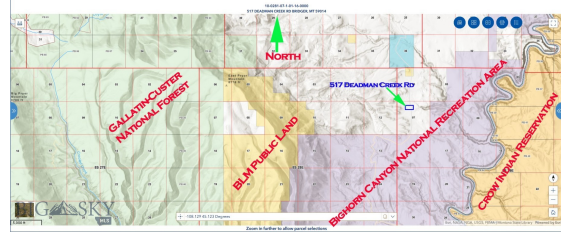


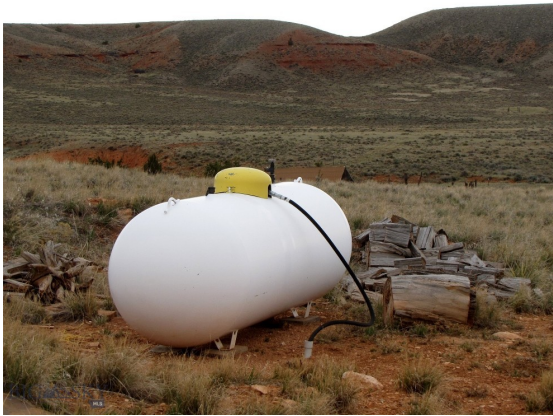














INVESTING IN MONTANA RANCH LAND



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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