

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger  
BROKER / OWNER  
406.581.7504

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*Powered by Data, Technology, and Local Expertise*



## 449 Minni Hall Road, Bozeman MT 59715

\$2,974,000  
Acres: ± 10.159  
MLS#: 411315

# INTRODUCTION

Set upon approximately 10 private acres bordered by 200+ acres of conserved land, this owner-designed custom residence offers increasingly rare space, privacy, and the quiet that defines Montana living at its finest. The home was completed in 2020, is located just 20 minutes from Bozeman, and equally convenient to Bridger Bowl & Livingston. This gated setting captures views across 5 mountain ranges including the Bridgers, Tobacco Roots, Bangtails, Absarokas, and Gallatins, while elk, moose, bear, whitetail deer, and other wildlife continually move through the landscape. Inside, the home was designed around the rhythm of mountain living. The great room centers on a floor-to-ceiling stone fireplace, while the gourmet kitchen, appointed with custom cabinetry, granite, professional-grade appliances and a large pantry to accommodate. From there the space flows seamlessly into dining and covered outdoor living spaces, allowing gatherings to extend naturally beyond the walls. The main-level primary suite opens directly to the deck and includes a spa-caliber bath with heated floors, heated towel rack, and soaking tub. Positioned opposite, a second bedroom with 3/4 bath provides respectful separation. A mountain-framed corner office, powder room, and laundry with pet wash complete the main level. Upstairs, an additional bedroom with full bath serves as an in-law suite or a quiet retreat. The daylight walkout level unfolds with an expansive gathering space & bonus room, both opening to the patio. You will also find a gym, 3/4 bath, and a secure vault room with independent HVAC. Built for effortless year-round living, the home features two 60-foot concrete decks with radiant snow-melt, dual HRV systems, heated tile floors, alder doors and trim, five-zone Sonos audio, a Wi-Fi monitored whole-home generator, and video surveillance system. Beyond the residence, the land is positioned for use. A 1,818 sq ft four-bay garage with radiant heat handles every season, while fully developed cross-fenced pasture, a Monitor barn with 2 stalls, 1 tack room, 1 room for hay storage and a full hay loft, and shop with carport combined provide support for horses, equipment & projects. Designed with all-seasons in mind, the driveway approach is pre-plumbed for radiant snow-melt integration. Natural springs, a 20 GPM well, 2/1000 gal buried propane tanks & Starlink provide a rare level of self-sufficiency. World-class outdoor opportunities abound. Buyer to verify all information. MLS# 411315



## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Residential
<b>Sub Type:</b>	SingleFamilyResidence
<b>Acres:</b>	± 10.159
<b>View:</b>	Meadow, Mountains, Valley, TreesWoods
<b>Water Features:</b>	Creek, Seasonal
<b>Listing Date:</b>	2026-05-22
<b>Listing Agent:</b>	Rick Eisen of Legacy Lands, LLC

<b>Style:</b>	Custom
<b>Year Built:</b>	2020
<b>Beds:</b>	4
<b>Baths:</b>	5
<b>Appliances:</b>	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer, SomeGasAppliances, Stove
<b>Heating/Cooling:</b>	Baseboard Propane RadiantFloor CeilingFans, WallWindowUnits

## LOCATION



Address: 449 Minni Hall Road, Bozeman MT 59715

# PHOTOS

















# 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

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*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE*



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