

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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168 Hope Valley Road, Trout Creek MT 59874

\$650,000

Acres: ± 45

MLS#: 411334

INTRODUCTION

Located at 168 Hope Valley Road in Trout Creek, Montana, this 45 acre waterfront property, with two separate parcels 22.5 acres each, in Sanders County offers a combination of usable land, natural features, and direct access to outdoor recreation. The parcel includes a 2 bedroom house and frontage along Trout Creek, which runs year-round, providing a water feature that supports fishing, wildlife activity, and water access. The property is accessed via a creek crossing off a county road and borders public lands. The terrain consists of a mix of timbered areas, water features, and open ground, creating a multi use setting. Natural vegetation contributes to privacy and habitat diversity, while still allowing for areas that may be suitable for additional improvements, subject to local regulations and buyer due diligence. The existing house provides a base for occupancy during recreational visits or extended stays. The property appeals to those seeking a private location for outdoor activities such as hunting, fishing, hiking, and camping. Wildlife presence in the area includes elk, deer, turkey, and black bear. The property is also home to a variety of native plants and berries, including elderberries, service berries, and other edible and medicinal species. Seller provided list of edible and medicinal plants located on the property attached. Outbuildings on the property include: dry cabin, storage shed (2), chicken coop, wood shed, and green house. This location is positioned near several well-known natural features. The town of Trout Creek is approximately 5 miles away, offering basic services and access to the Clark Fork River. Noxon Reservoir is also nearby, providing opportunities for boating and exceptional fishing. Additional access to public lands in the surrounding region supports a variety of seasonal recreational uses. Missoula, Montana is located approximately 123 miles to the southeast and provides services including healthcare, retail, and commercial air travel. The property's rural setting offers privacy while still maintaining reasonable access to regional amenities. Presenting an opportunity to own acreage with year-round Trout Creek frontage, access to outdoor recreation, and a setting that balances privacy with usability, there is a mix of timber, open ground, wildlife habitat, this property reflects the natural character and recreational appeal that continue to draw people to Northwest Montana. MLS# 411334



FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 45
Water Features:	Creek
Listing Date:	2026-05-15
Listing Agent:	Andrew Heppe of Whitetail Properties RE LLC

Year Built:	2018
Beds:	2
Baths:	1
Heating/Cooling:	Wood None

LOCATION



Address: 168 Hope Valley Road, Trout Creek MT 59874

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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POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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