

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
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THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



, Sheridan MT 59749

\$979,000

Acres: ± 37.653

MLS#: 411379

INTRODUCTION

Rare opportunity to own 37 productive acres featuring early priority water rights, established agricultural use, and an end-of-road setting with breathtaking, unobstructed views of the Ruby River corridor, Tobacco Root Mountains, Gravelly Range, and Ruby Mountain Range — a setting that simply cannot be replicated. Wildlife abounds, with local deer frequently seen throughout the property, adding to the peaceful Montana landscape. Located near the historic town of Alder, Montana — the gateway to the Upper Ruby River and Snowcrest Mountains — this property offers exceptional access to year-round recreation, including world-class fishing, floating, boating and water sports on the reservoir, camping, snowmobiling, and winter ice fishing. Public fishing access on the Ruby River is just minutes away. This versatile property combines productive acreage, open space, and outstanding rural lifestyle amenities. A greenhouse offers year-round organic gardening opportunities, while the horse corral and fenced pastures make the property ideally suited for livestock, equestrian living, or hobby farming. Additional improvements include a 2,040-square-foot de-titled* Fleetwood home, two yard sheds, and a large outbuilding with four livestock stalls, along with ample storage for hay, equipment, or recreational vehicles. Valuable early priority water rights enhance the property's agricultural appeal, with gravity-fed irrigation delivered through wheel lines and hand lines, all included in the sale. The property is currently irrigated and farmed under an existing agricultural arrangement through October 2026 with a nearby ranch. Whether you are seeking a productive investment property, future homesite, working ranch expansion, or peaceful country retreat, this exceptional offering combines productive farmland, valuable water resources, abundant recreation, and unmatched scenic beauty in one remarkable Montana property. *Home is currently in the process of being de-titled. MLS# 411379



FEATURES

Status:	Active
Type:	Residential
Sub Type:	ManufacturedHome
Acres:	± 37.653
View:	Farmland, Meadow, Mountains, Rural, River, CreekStream, Valley, TreesWoods
Listing Date:	2026-05-21
Listing Agent:	Karen Talley of Clear Creek Realty

Year Built:	2003
Beds:	3
Baths:	3
Appliances:	Dryer, Dishwasher, Freezer, Range, Refrigerator, Washer
Heating/Cooling:	Electric ForcedAir Stove None, WallWindowUnits

LOCATION



Address: , Sheridan MT 59749

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



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