

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



TBD Indian Creek Road, Townsend MT 59644

\$179,380

Acres: ± 20.3

MLS#: 411405

INTRODUCTION

Land in the coveted Elkhorn Mountains of Montana bordering National Forest with a cabin site, elk and deer hunting, bighorn sheep, trees, and amazing views. This great 20 acres of land actually borders National Forest land within the Helena National Forest. I say "actually" because it's extremely rare to find land like this out in the Elkhorn Mountains, bordering the National Forest. The Elkhorns are a highly sought-after mountain range because of their big elk and lots of elk. People come from all over to hunt Elkhorns and search for elk sheds in the spring because the elk and the country are so phenomenal. This is one of those unique opportunities to own land in the Elkhorn Mountains that you'll look back on for decades to come and be glad you seized the opportunity to buy this property. The elk get so big here, and they're so well-known because the bull tags are on a limited draw. This allows the age structure to be higher, the bulls to be bigger, and for there to be more of them. That's all part of what makes the shed hunting in the spring so good here. There are cow elk hunting opportunities in the Elkhorns, along with additional second cow tags you can draw, as well as deer to keep you busy hunting throughout the season. The property not only borders the National Forest, but you're way out in the National Forest, so you can just take off in literally any direction. There's a system of roads throughout the Elkhorns for driving and ATVing, and hiking trails that provide lots of access and opportunities. It's an outdoorsman's dream come true. The Elkhorn Mountains are so picturesque, with their rolling topography and open parks framed by expansive forested hillsides. There are fantastic views of the Elkhorns, and that's not to mention the distant mountain peaks of other Montana mountain ranges like the Bridger Mountains and the Tobacco Root Mountains. There's an amazing elevated building and camping site that's already been leveled in the trees with rock formations right behind it, which makes this site extremely unique. It's ready to build that cabin in the mountains you always dreamed of. Or you can simply pull in your camper and enjoy the weekends and your new Montana mountain property instantly. The property is accessible by a somewhat rough Forest Service road in the summer and fall, and the roads are gated and closed to motorized use from December 2nd to May 15th every year to keep from disturbing the critical wildlife winter range. MLS# 411405



FEATURES

Status:	Active
Type:	Land
Sub Type:	UnimprovedLand
Acres:	± 20.3
View:	Meadow, Mountains, Valley, TreesWoods
Listing Date:	2026-05-21
Listing Agent:	Scott Joyner of Joyner Realty

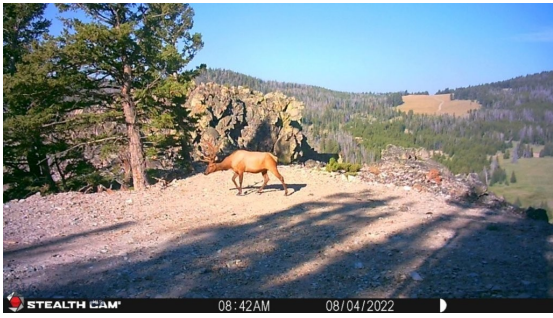
LOCATION



Address: TBD Indian Creek Road, Townsend MT 59644

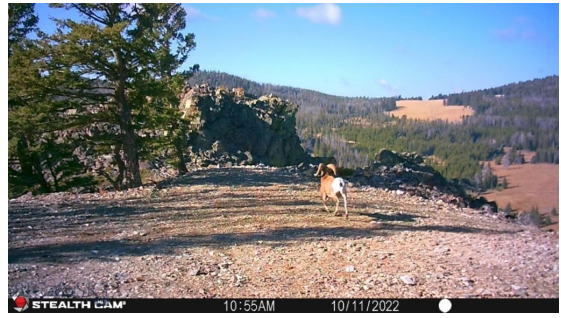
PHOTOS

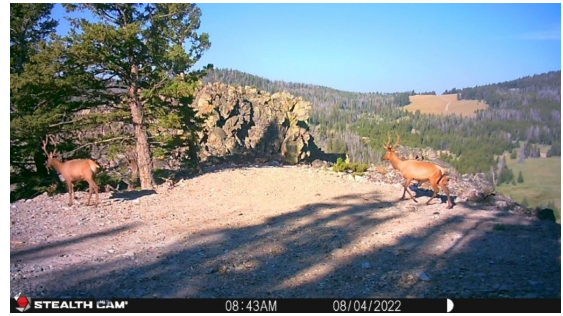














INVESTING IN MONTANA RANCH LAND



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.

All MLS Information ©Southwest Montana Multiple Listing Service, Inc. All rights reserved. MLS information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information is deemed reliable but is not guaranteed accurate by the MLS or Delger Real Estate.

v1.01-2026-06-01

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
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2026-06-01