

# 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 Camp Creek Road, Melrose MT 59743

\$124,250

Acres: ± 10.9

MLS#: 411592

**DELGER**  
— REAL ESTATE —  
MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

RanchRealEstateGroup.com

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# INTRODUCTION

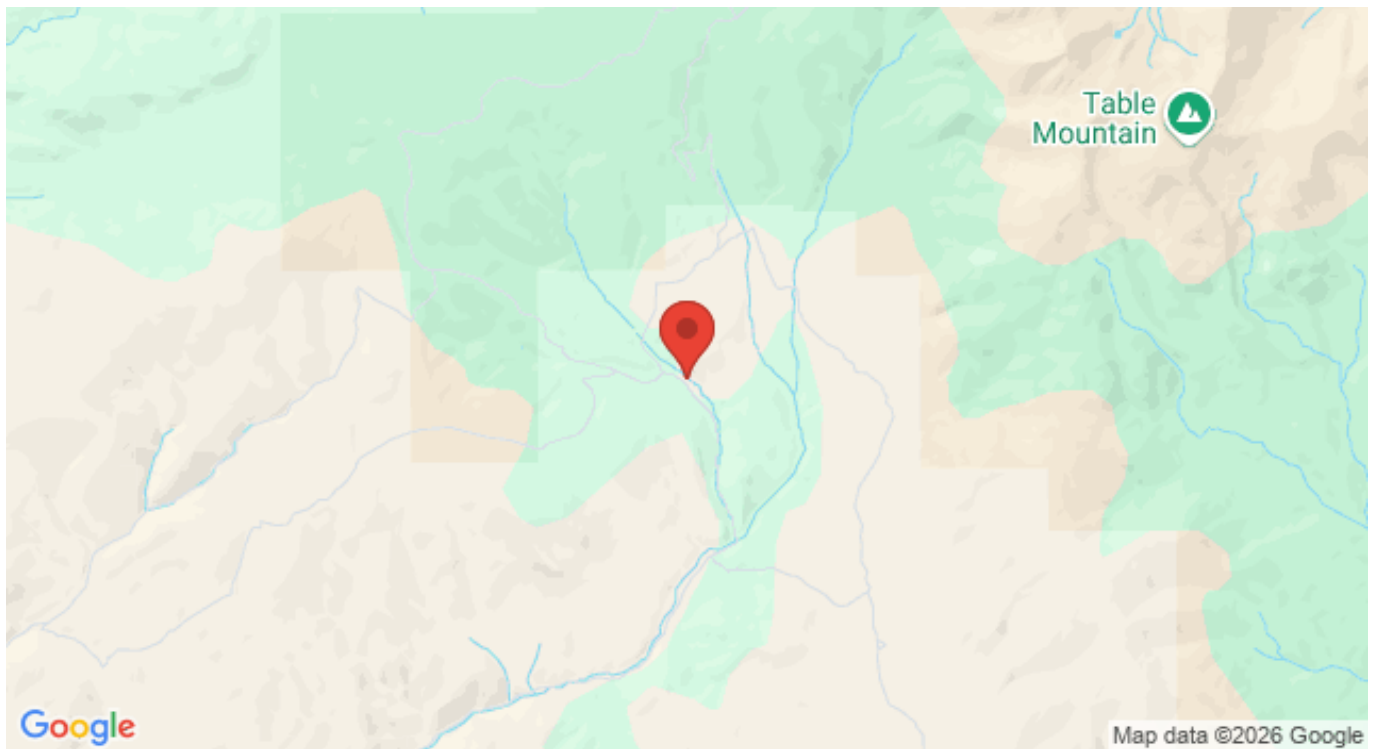
Montana land with a creek, moose, elk, and deer, mountain views, public land all around, hunting, and trees. This great mountain property is ready to pull your camper in or build your Montana cabin right by the banks of Wickiup Creek that runs right through the property. You'll be able to step out on your porch and enjoy the creek as it babbles its way by on its way down the drainage, eventually running into the Big Hole River near Melrose, Montana. The creek has very small fish and other aquatic critters, and it's in a semi-broad valley bottom with willows, sedges, and other lush vegetation. The moose browse here, and the elk and deer like it too for its water and lush feed. Old beaver dams can be found on Wickiup Creek that used to create ponds as the creek made its way through the valley. The setting is amazing, right next to the creek, with the forested and sagebrush hillsides all around you. Properties like this don't come on the market very often, with all the water and wildlife in the area. The property has BLM and State lands very close by and all around the property, too. So, you can walk or drive down the road a few hundred feet and start hunting, hiking, and recreating on all the public lands that surround the area. The National Forest is only a few miles up the road, where the Highland Mountains can be found. There are trails and roads to explore and hike, ATV, or drive, and lots of country to take off hunting elk and deer. Having all the BLM and State lands very nearby the property gives you more land right out your back door that's there for your enjoyment. What a great feeling to know that the hills just down drainage from the property are wide open spaces there for your hunting, hiking, and enjoyment. From the property, you've got views of the Highland Mountains and surrounding foothills that are amazing too. You'll be able to see elk and deer right from the property, or drive out on the public road that comes through the property and find other elevated vantage and glassing points. There are thousands and thousands of acres, and you're right out in the middle of it all. You can hunt both elk and deer with a general tag, and there are extra cow elk tags you can draw for a second elk as well, since the elk are so plentiful in Hunting District 340. There are vast amounts of country to find them in, so you can't go wrong. This is an amazing recreational property back in the mountains of Montana. MLS# 411592



## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Land
<b>Sub Type:</b>	UnimprovedLand
<b>Acres:</b>	± 10.9
<b>View:</b>	Meadow, Mountains, River, CreekStream, Valley, TreesWoods
<b>Water Features:</b>	Creek
<b>Listing Date:</b>	2026-05-28
<b>Listing Agent:</b>	Scott Joyner of Joyner Realty

## LOCATION



Address: TBD Camp Creek Road, Melrose MT 59743

# 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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craigdelger@gmail.com

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