

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



TBD Bradley County Road, Norris MT 59745

\$1,500,000

Acres: ± 133

MLS#: 411933

INTRODUCTION

133+/- Acres | Historic Gold Mining Property Discover a rare opportunity to own a piece of Montana's rich mining heritage. This 133+/- acre property with no covenants sits in a prime location just 37 miles from Bozeman International Airport and 20 minutes from the charming town of Ennis offering the ideal balance of accessibility and true Montana seclusion. The land encompasses 12 patented Gold Mine claims, including the historic Boaz Gold Mine in the Lower Hot Springs (Norris) Mining District, along with the Golden Treasure, Jackpot, Hi-Hi, Midway, and Midnight claims. From 1939 to 1944, the Boaz Mine produced over \$1,700,000 in gold before operations were suspended due to WWII. Revival plans were Property History drafted for 1946-1947 but never came to fruition leaving significant untapped potential waiting to be realized. Water rights convey with the property, including 30 GPM for industrial use and 100 GPM for mining purposes. The Gold Eagle Mill features a well drilled in 1991 with a reported domestic flow of 60 GPM. Existing structures and the Gold Eagle Mill are candidates for renovation and could support gold production consistent with the vision laid out in the 1950s. Additional highlights: Year-round access via county-maintained road. Power and telephone services available. Surrounded largely by BLM land and a large neighboring ranch. Convenient to supplies, dining, and Norris Hot Springs. Whether you're drawn by the mining legacy, the recreational possibilities, or simply the vast Montana landscape, this property delivers on every front. Also listed as 3 other smaller parcels. MLS# 411933



FEATURES

Status:	Active
Type:	Land
Acres:	± 133
View:	Mountains, Rural, TreesWoods
Listing Date:	2026-06-03
Listing Agent:	Michelle Haverstick of Gallatin Realty Group

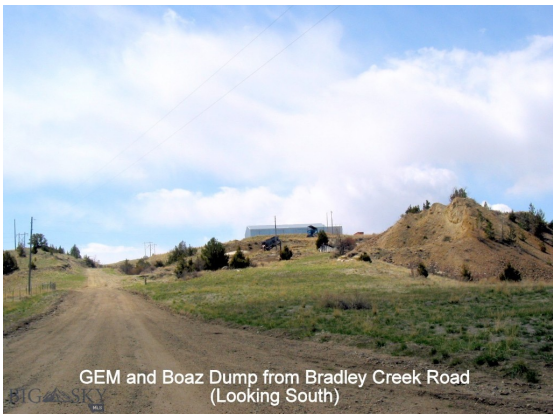
LOCATION



Address: TBD Bradley County Road, Norris MT 59745

PHOTOS







Screening Plant
Old Boaz Mill Site and Dump on Right
(Looking South West)



Boaz Dump on Left
Looking South West from Bradley Creek Road



Old Boaz Mill Site from 1940's
(Looking South West from Bradley Creek Road)



Old Boaz Mill Site from the 1940's
Facing North East



Old Boaz Mill Site and Dump
(Looking West from Bradley Creek Road)



Driveway to Gold Eagle Mill & Boaz Mine
(Looking South)



Boaz Shaft Cover and Dump
(Looking North East)



Boaz Shaft Cover
(Looking North West)



Boaz Mine Shaft
(Looking Down)



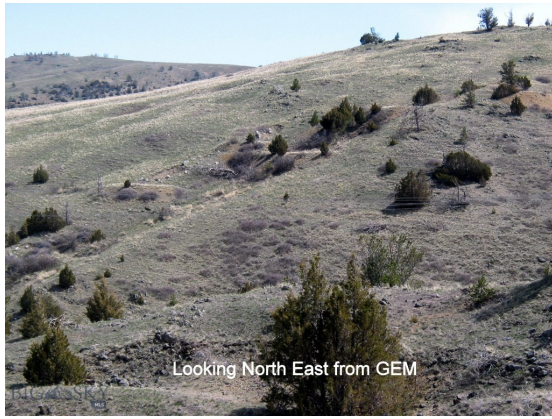
Boaz Shaft Cover and Dump on Left
(Looking North East)



Boaz Dump
(Looking South)



Boaz Dump with GEM on Left
(Looking South)



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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