

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - MONTANA REAL ESTATE EXPERT

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858 Lower Sweet Grass, Big Timber MT 59011

\$7,750,000

Acres: ± 3336

MLS#: 412112

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MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

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INTRODUCTION

Hangmans Creek Ranch is a premier Montana offering located just 10 miles north of I-90 and only 12 miles from the town of Big Timber, in the heart of Sweet Grass County. Perfectly positioned between Billings and Bozeman - both within an easy one-hour drive - this ranch delivers an exceptional balance of privacy, recreation and convenience. The property consists of 2,341 deeded acres plus 995 additional leased acres, providing a strong and well-balanced land base for both livestock and recreation. The ranch is well-suited to sustain a 175-200 head cow/calf operation, supported by productive native rangeland, irrigated acreage to help through the winter months, reliable water resources and functional, well-maintained infrastructure. Improvements include a 3,300 square-foot renovated main residence (5 bed/4 bath), three additional guest housing units, a new barn with both interior and exterior stalls, an outdoor riding arena and a heated 40 x 80 shop, making the ranch highly efficient for day-to-day operations and year-round use. Approximately 28 acres are under irrigation, helping support seasonal feed production, while just under one mile of Sweet Grass Creek frontage provides both reliable water and outstanding brown and rainbow trout fishing. Additional seasonal spring creeks, including Sam's Creek and Crest Creek, further enhance grazing distribution, livestock efficiency and wildlife habitat. The current infrastructure also lends itself exceptionally well to hosting private retreats or gatherings - offering the ability to experience fishing, big-game hunting, working cattle and horseback riding by day, then unwind in the evenings with a cocktail, a well-prepared dinner and the relaxing sound of the creek flowing nearby. Wildlife is abundant, with frequent sightings of elk, antelope, whitetail and mule deer, turkeys, upland and migratory game birds and predators, making Hangmans Creek Ranch equally compelling as a sporting property. Elk have been proven to be consistent in both archery and rifle seasons. Adding to its appeal are sweeping panoramic views of the Beartooth and Crazy Mountain Ranges, creating a truly iconic Montana view. Hangmans Creek Ranch offers a rare combination of a productive cattle operation, exceptional hunting and fishing, guest-ready infrastructure and outstanding access - making it an ideal legacy ranch, recreational retreat or investment opportunity in one of south-central Montana's most desirable regions. MLS# 412112



FEATURES

Status:	Active	Style:	Ranch, Rustic
Type:	Farm	Year Built:	1910
Sub Type:	SingleFamilyResidence	Beds:	5
Acres:	± 3336	Baths:	4
View:	Farmland, Mountains, River, CreekStream	Appliances:	Cooktop, Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Water Features:	Creek, Pond	Heating/Cooling:	ForcedAir CentralAir
Listing Date:	2025-12-23		
Listing Agent:	Caje Golden of Whitetail Properties RE LLC		

LOCATION



Address: 858 Lower Sweet Grass, Big Timber MT 59011

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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