

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



190 Beehive Basin, Big Sky MT 59716

\$9,450,000

Acres: ± 7.428

MLS#: 412140

DELGER
— REAL ESTATE —
MONTANA RANCHES

RANCHES | FARMS | RECREATIONAL PROPERTY

RanchRealEstateGroup.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

In a private clearing in Beehive Basin, bordered by a protected, non-buildable meadow, a spring-fed creek winds and the Spanish Peaks rise close enough to hold the last light of day. Here, a custom residence by the award winning team at Centre Sky Architecture and Lohss Construction is sited to frame the summits, its great room's glass gable opening toward the high country. The architecture speaks the language of the landscape. Full-log columns and heavy timber trusses carry a standing-seam metal roof, natural wood and board-and-batten siding meet custom stone masonry, and walls of glass dissolve the line between the great room and the meadow beyond. The main level gathers around a wood-burning fireplace, with a kitchen finished in Wolf and Sub-Zero appliances and a walk-in pantry, a dining area, and a living room opening to stunning outdoor spaces. Beyond is an expanded two-car garage, a mudroom built for the outdoors with storage, laundry, and direct exterior access, and a sanctuary of sauna and shower with a private path to a bluestone patio beside Beehive Creek, a quiet retreat in the sound of moving water. A private mid-level is given entirely to the primary suite, with ensuite bath and its own covered deck. The upper level holds two more guest bedrooms, each with ensuite baths, one with a private loft for a reading nook or children's retreat. A bunk room paired with a family room and private bath completes the level, ready for the next generation of skiers and hikers. In warmer months, the outdoor spaces become the heart of the home. The covered deck with its outdoor fireplace wraps the great room for shaded morning coffee and long alfresco dinners, while the raised stone patio steps down to a fire feature set among boulders, drawing everyone together as the last light settles over the meadow. The location is the rare kind that offers everything at once: complete privacy and family-centered calm, yet close to all that makes Big Sky memorable. The Beehive Basin Trail traverses the property, offering direct access to one of the most celebrated hikes in the Northern Rockies. Big Sky Resort delivers some of the finest skiing in North America, and the coveted One&Only Moonlight Basin and Montage Big Sky sit a short drive away, each with exceptional spa and alpine fine dining. The Madison and Gallatin rivers welcome you to the storied fly fishing of Montana, with Yellowstone National Park and the historic Main Street of Bozeman just an hour away. MLS# 412140

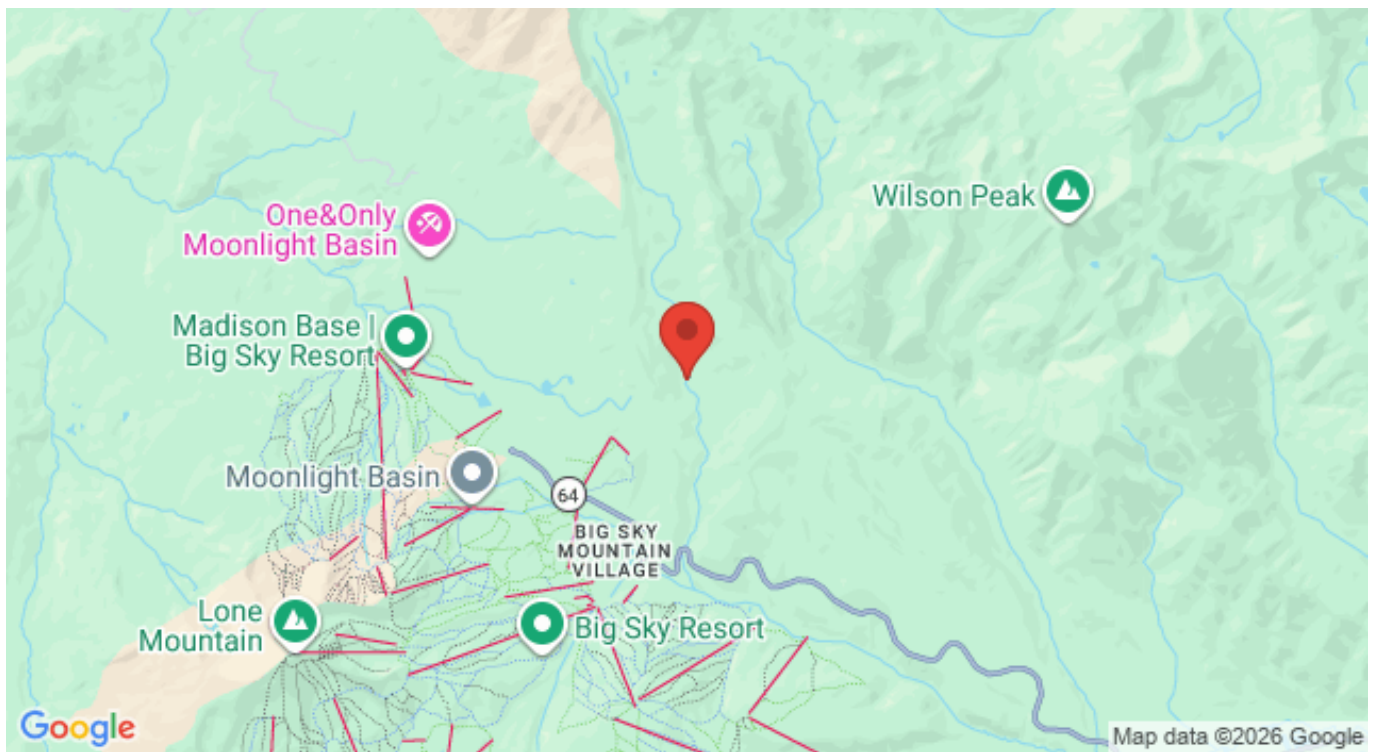


FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 7.428
Listing Date:	2026-06-12
Listing Agent:	Ania Bulis of Big Sky Sotheby's

Style:	Contemporary, Traditional
Year Built:	2016
Beds:	4
Baths:	5
Heating/Cooling:	RadiantFloor None

LOCATION



Address: 190 Beehive Basin, Big Sky MT 59716

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.

v1.01-2026-06-21

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

v1.01-2026-06-21