



East Boulder Escape

McLeod, Montana

\$1,500,000.

Offered Exclusively By:
Sonny Todd Real Estate
301 W First, PO Box 788
Big Timber, MT 59011
Office: (406) 932-6668
(406) 932-1031
Fax: (406) 932-4838
info@sonnytoddrealestate.com
www.sonnytoddrealestate.com

East Boulder Escape



Brokers Note:

The East Boulder Escape is a true treasure on the edge of the Gallatin National Forest. With the East Boulder River as its west border, the National Forest as its southern border and a large ranch to its east, this property will provide the solitude one seeks. The Improvements on the property have all been custom built over the years and surely do not disappoint. The home is a four bedroom two bath 3,740 sq. ft. masterpiece and is surrounded by several working outbuildings. Once you saddle up from the house just head south though the lush riparian area to the base of the forest where you will find protection and feed for all the western wildlife you come to seek in Montana.



Logan Todd
(406) 930-3673

DESCRIPTION:

Acreage:

106+/- Total Deeded Acres

Elevation:

5,300-6,000

Taxes: \$1,535



Water & Mineral Rights: Owners will convey all owned mineral rights and all water rights appurtenant to subject property. Water Rights shall transfer subject to all decisions of the Montana Water Court Adjudication proceedings.



LOCATION:

EAST BOULDER ESCAPE: Located just 25 miles south of Big Timber.

BIG TIMBER: Located at the confluence of the Yellowstone and Boulder River, Big Timber is the Sweet Grass County seat and services as the support system to the areas cattle ranching community and recreation industry. Big Timber features a school system which offers K-12, a hospital, clinic, nursing home, Assisted Living, dentist, beauty shops, a quilt shop, golf course, churches, grocery and clothing stores, museums, art galleries, establishments offering fine food from the nationally acclaimed dining at "The Grand Hotel", to casual meals at the Frosty Freez, motels, bed and breakfasts, movie theater and a paved airport capable of facilitating most any private aircraft. Big Timber has much to offer as a small comfortable Montana town.

BILLINGS: Located 115 miles to the east, Billings is the center of Montana's livestock industry. The International Airport in Billings is presently serviced by 5 majors airlines. Billings has two of the finest medical facilities in the northwest. Shopping, fine dining, theater and the arts make Billings the true hub of Montana.

BOZEMAN: Located 85 miles west via I-90, Bozeman is the home to Montana State University. Bozeman is known as a year round recreation center. Fishing is a short distance away on the Gallatin, Madison and Jefferson Rivers. Bozeman's winter time sports feature skiing Bridger Bowl's legendary "Cold Smoke Powder" or a 45 mile drive to Big Sky, Montana's largest ski area and summer resort. For cross country skiing enthusiasts, this area of Montana features miles of groomed and unpacked cross country trails.



Montana

Sonny Todd Team Editorial

We believe Montana is the “Best Last Place”. Montana plays in our minds that mythological West that all Americans love. It is the home of real legends, with real places and real people. It was a horn of plenty for the Native Americans, with prairies full of fat buffalo and clear mountain streams overflowing with trout and beaver. Montana evolved from the wilderness through the efforts of mountain men, gold miners, sturdy pioneers, as well as through a bloody struggle between competing cultures. Law and order came to the Montana Territory by the gun and hanging tree. It was Vigilante verses Outlaw, and often it was a fine line that separated the two. Montana is the West, home of the Cowboy and Cowponies, and endless horizons.

Montana is the land of snow-capped mountains, pristine wilderness areas, sparkling rivers and streams, and golden wheat fields all under 'The Big Sky.'

Welcome to "*The Best Last Place*,'Montana.







Montana "The Best Last Place."

