



# Fish Camp

## McLeod, Montana

\$550,000.

Offered Exclusively By:  
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Beautiful home on the banks of the Boulder River, just 31 miles south of Big Timber. The bat/board sided home was designed by Jerry Locati. Gaston Engineering designed the beam/pier construction. The cabin has been tastefully decorated and the furnishings are included in the price. There is an 11' x 40' screened porch to add to the 1972 sq. ft. living space. A 24' tall wall of windows overlooks the river. The home has been meticulously cared for and could be used year round.



Mary Ann Duffey  
Cell (406) 930-6607

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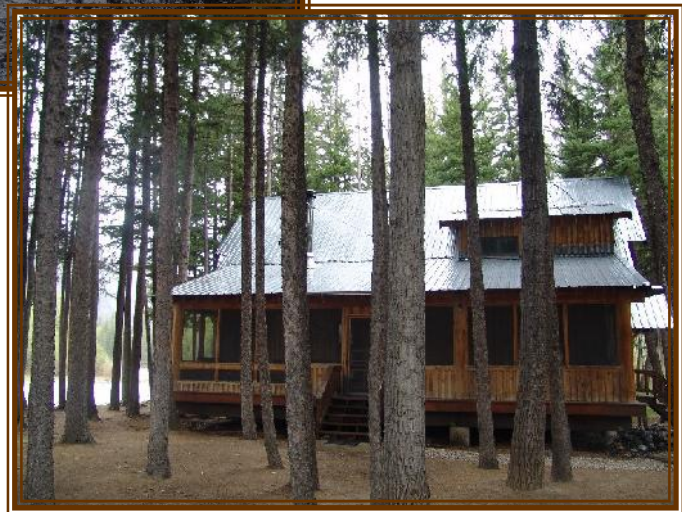
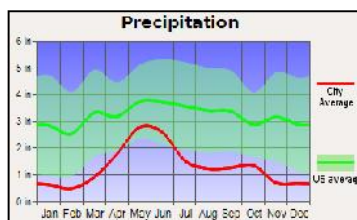
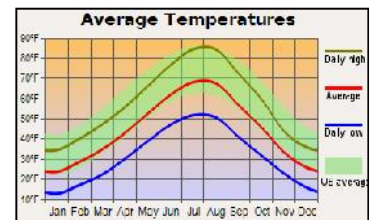
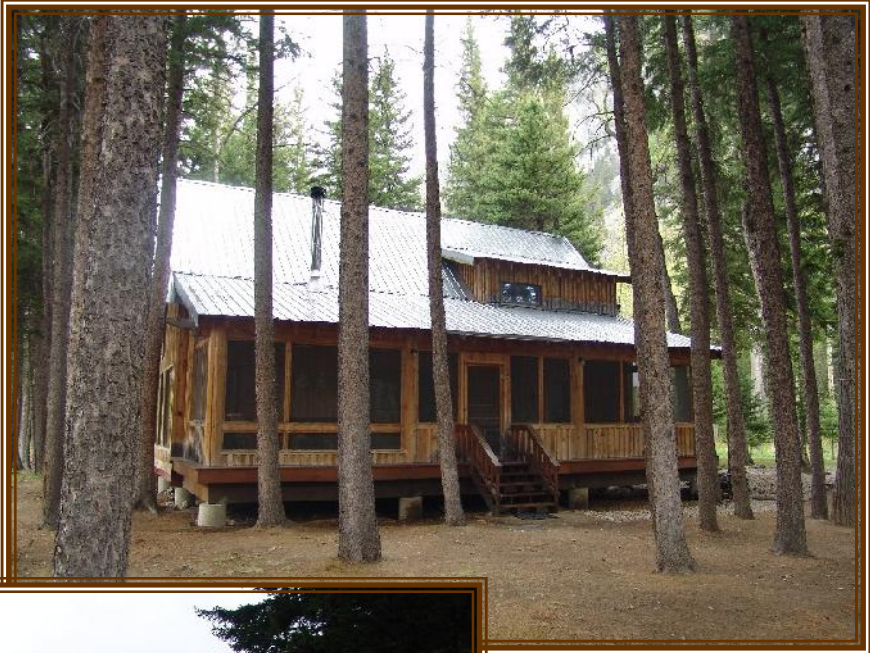
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## DESCRIPTION:

**Acreage:** 1/2 acre w/  
Boulder River frontage

**Elevation:**  
4,100' - 5,600'

**Taxes:** \$1,879

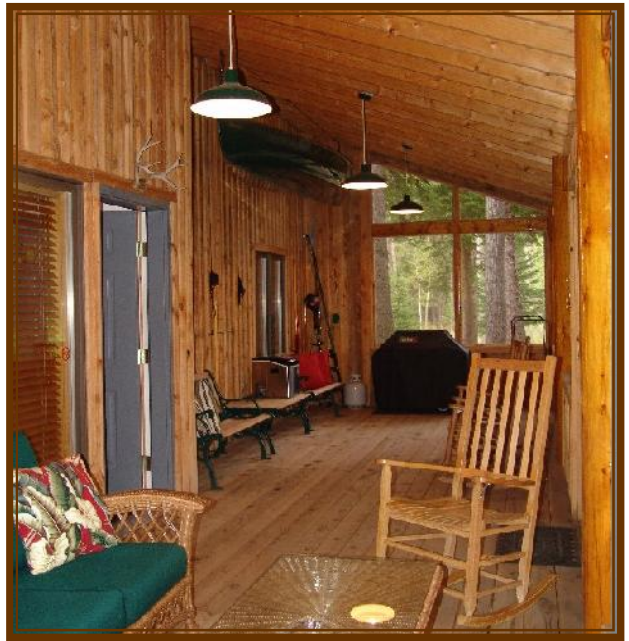


## Water & Mineral Rights:

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

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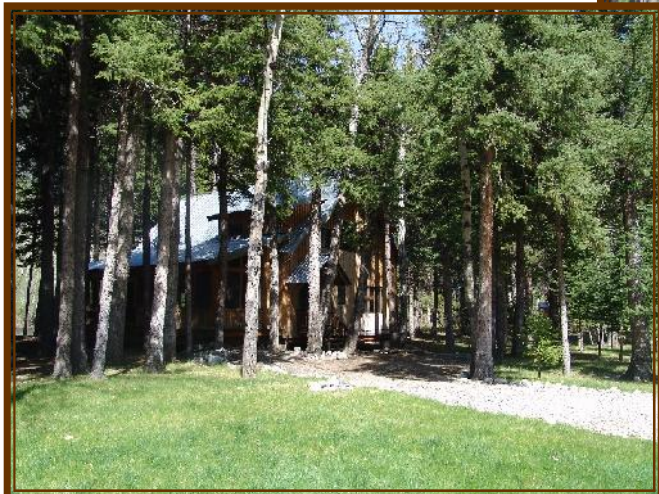
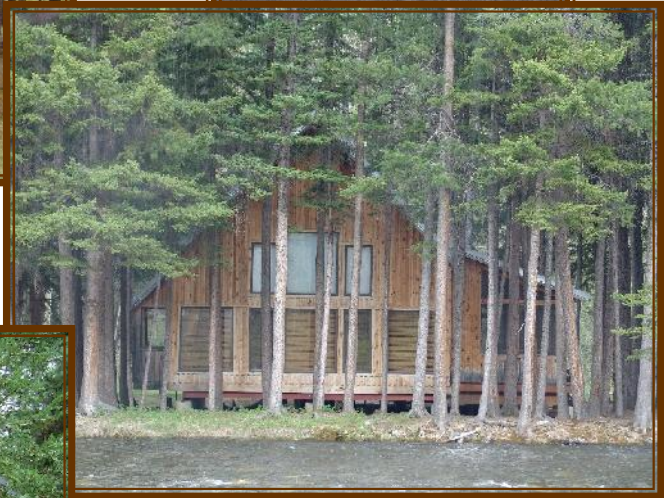








Guest room cabin







### **SUMMARY & CONCLUSION:**

Located in South Central Montana in one of the most active corridors. Abundant with a variety of birds and large game, leading to the Gallatin Forest. Great location! Just an hour and a half away from Billings or Bozeman. A peaceful get away, ready to enjoy!

**PRICE: \$550,000.**

**TERMS:** Cash

Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers may be asked to provide a financial reference prior to a showing and are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.

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