

## Boulder Valley Getaway

McLeod, Montana

\$432,000.

Offered Exclusively By:

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# Boulder Valley Getaway



Located in the prestigious Boulder Valley, a well-kept 3 bedroom, 2 bath log home. This 3,444 sq. ft. home is located in a recreational mecca with Boulder River access and Forest Service access close by. Recently remodeled and comes turn-key, completely furnished.





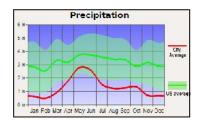
Mary Ann Duffey
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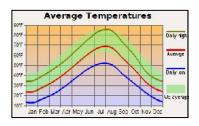
#### **DESCRIPTION:**

Acreage: (approx.) 1.064+/- acres

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

**Taxes:** \$2,378











### 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.







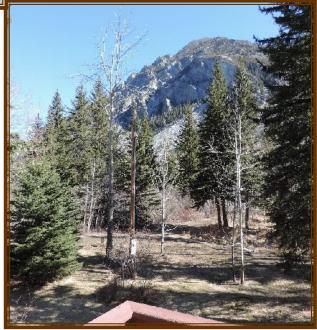


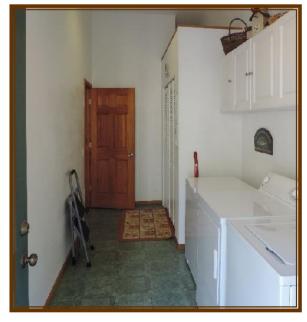














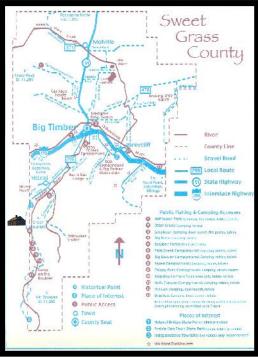


#### **SUMMARY & CONCLUSION:**

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: \$432,000.

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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