



The Tall Timber

McLeod, Montana

\$359,000.

Offered Exclusively By:
Sonny Todd Real Estate

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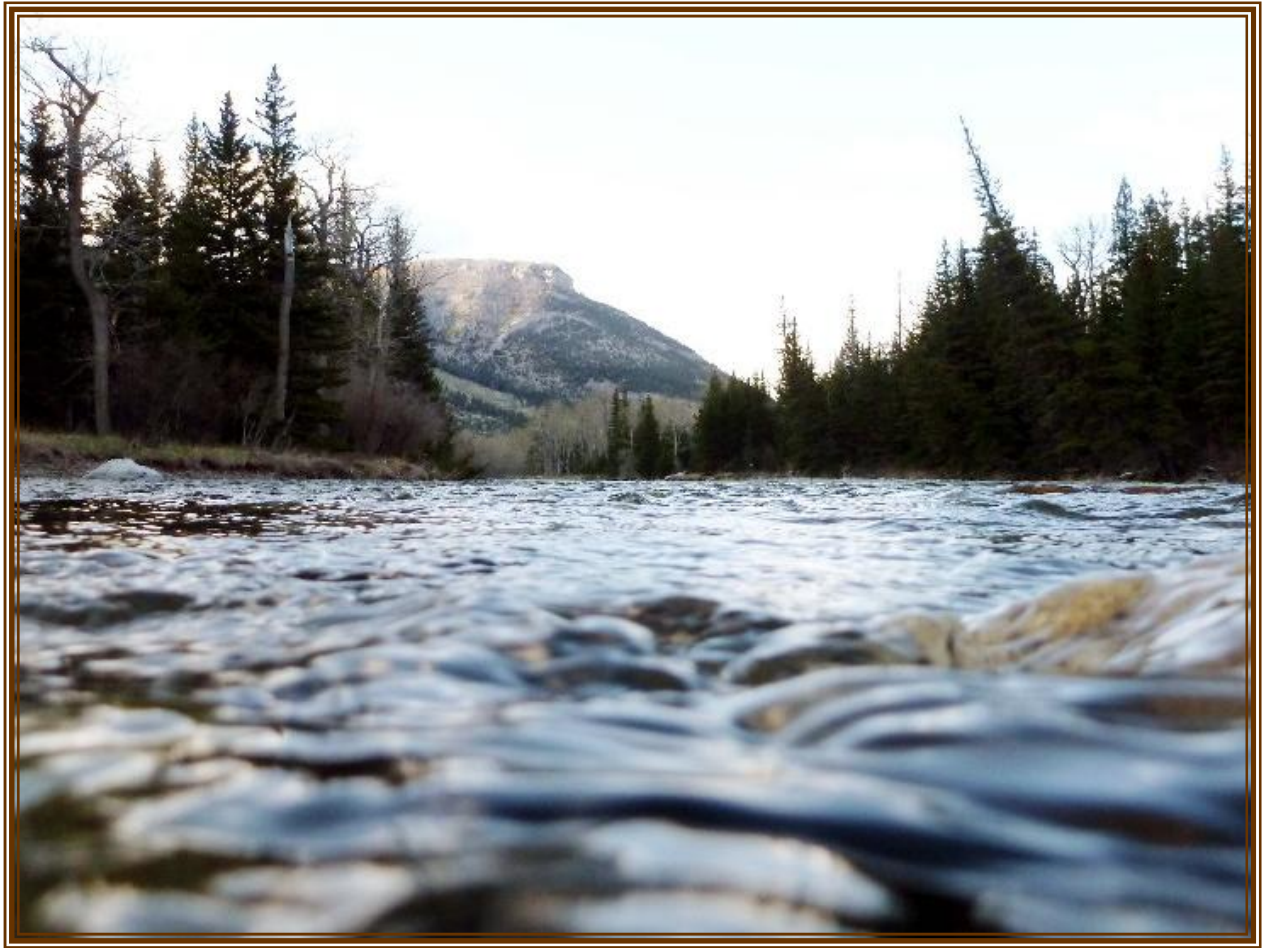
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The Tall Timber



End of the road privacy at this great family getaway. 2 bedroom, 2 bath home with a sleeping cabin just steps away. There is a wood stove plus electric baseboard heat which make it a year round place. Natural light floods in the floor to ceiling windows. Forest Service is out the back door, private Boulder River access out the front door. The detached 2 car garage and storage shed are great for fishing and/or hiking gear, ATV's and tools. There is a root cellar for wine and groceries as well. A very welcoming and relaxing spot.



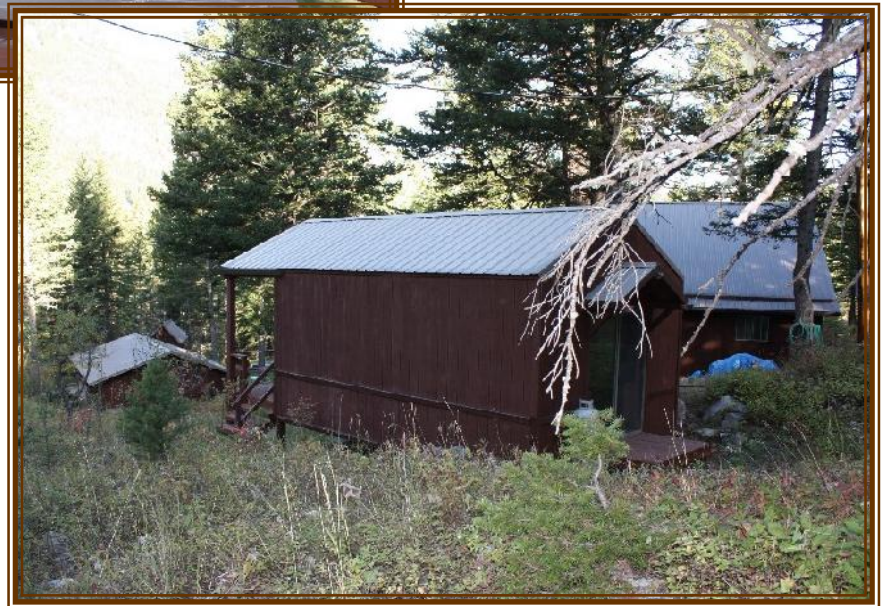
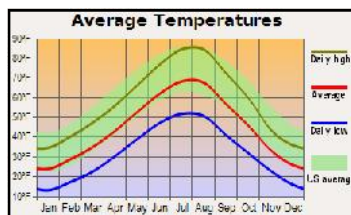
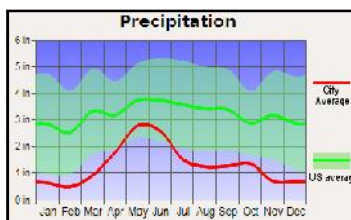
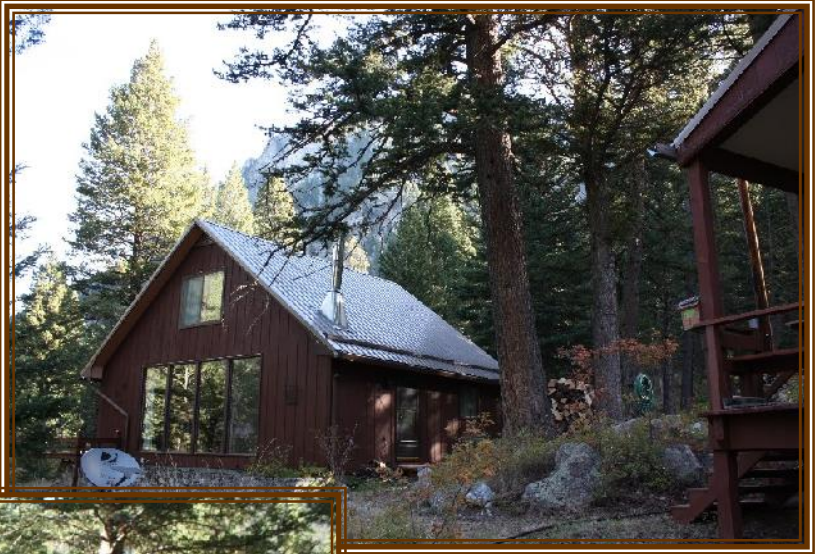
Mary Ann Duffey
Cell (406) 930-6607

DESCRIPTION:

Acreage:
25,264 sq. ft.

Elevation:
4,400'

Taxes: \$1,623

**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.



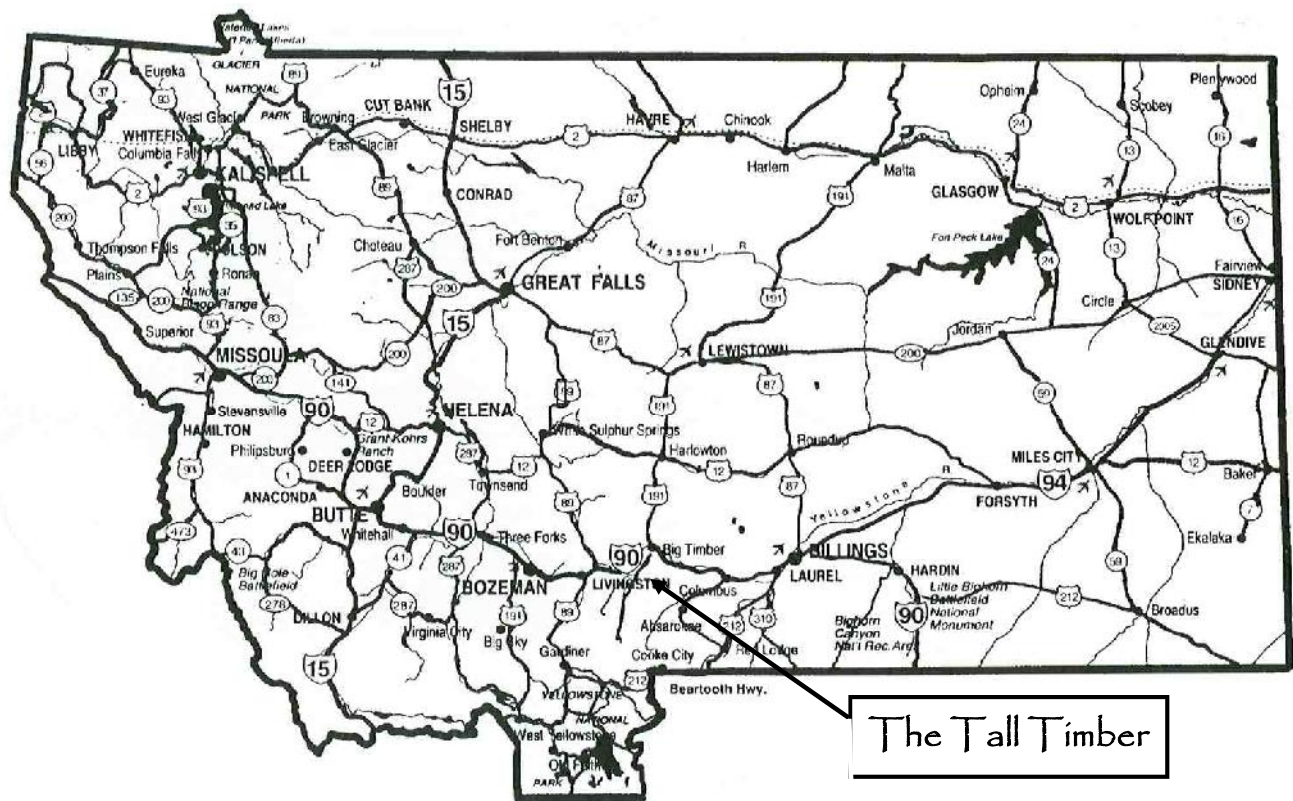
LOCATION:

THE TALL TIMBER: Located approximately 30 miles south of Big Timber, Montana.

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.

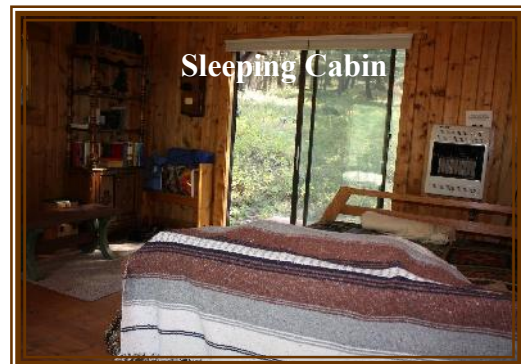
BILLINGS: Located 110 miles to the east, Billings is the center of Montana's livestock industry. The International Airport in Billings is presently serviced by 5 majors airlines. Billings has two of the finest medical facilities in the northwest. Shopping, fine dining, theater and the arts make Billings the true hub of Montana.

BOZEMAN: Located 90 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.





Sleeping Cabin



Sleeping Cabin



SUMMARY & CONCLUSION:

The Boulder Valley, south of Big Timber, is one of Montana's most sought after areas and the Boulder River is one of Montana's finest fisheries offering a large number of Brown and Rainbow Trout for the avid fly fisherman.

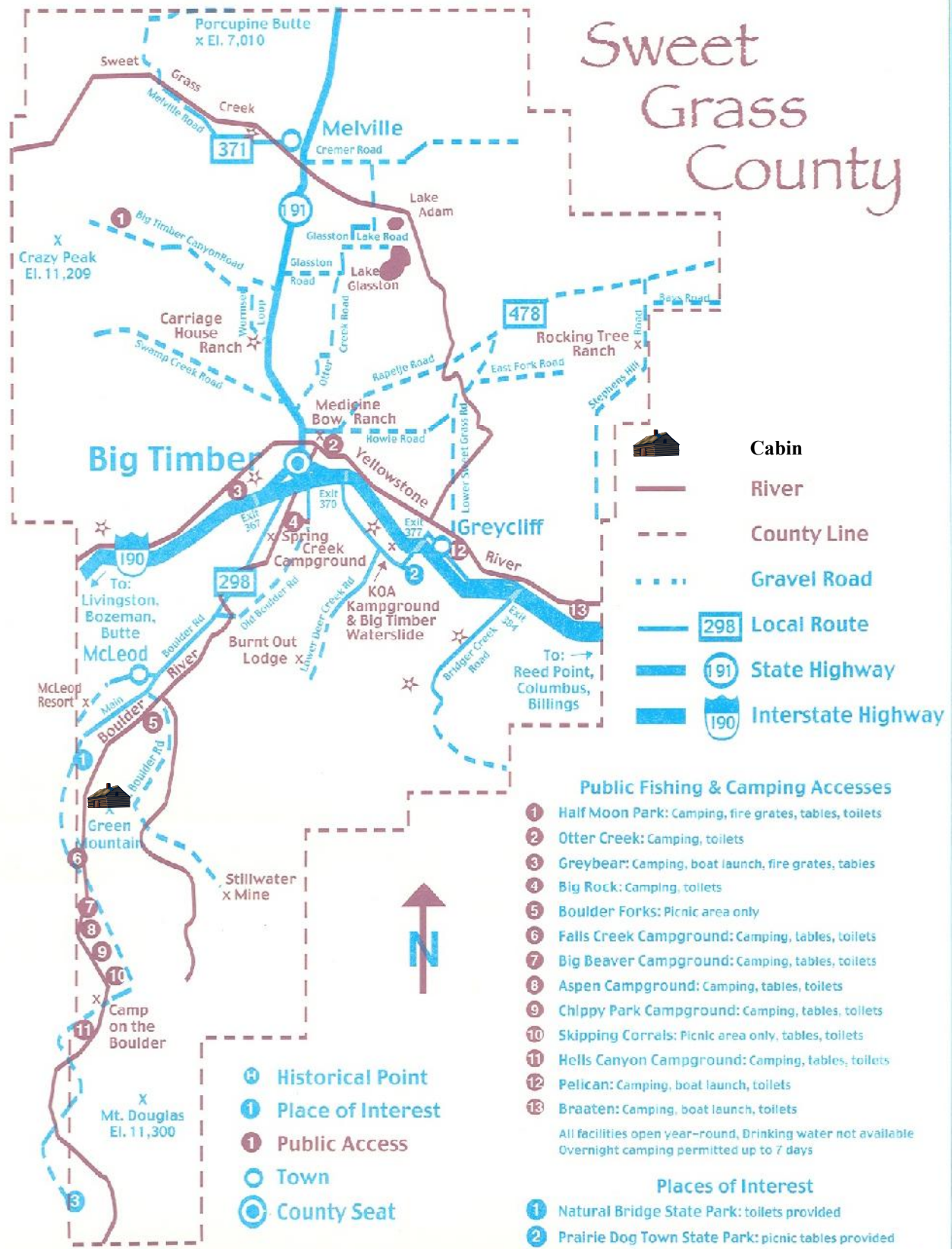
PRICE: \$359,000.

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..

Sweet Grass County



★ Montana Bunkhouses