

**BOULDER RIVER
PARADISE**

Boulder River Paradise

McLeod, MT

\$995,000

Offered Exclusively By:

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Boulder River Paradise



Broker's Note:

The Boulder River Paradise is 68+/- acres of prime Boulder River beauty and a half mile of Boulder River frontage offering some of the best fly fishing the west has to offer. The property boasts seclusion in the valleys rich riparian corridor. Currently there is an absence of living structures which makes it a blank canvass for the next owner to build their vision or leave it as a place to camp. The interior of the property offers four spring fed stocked fish ponds with protection and water rights. The peace and tranquility you experience on this property, gazing over the Boulder River, with the back drop of the Lion's Head, Mount Rae and Green Mountain make it easy to understand why we call it "The Best Last Place".



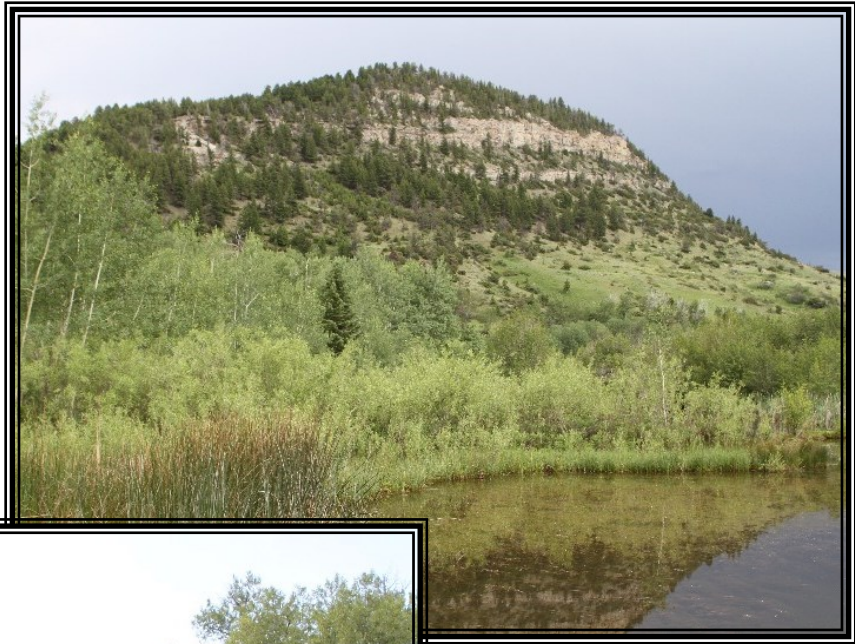
Logan Todd
(406) 930-3673

DESCRIPTION:

Acreage:

68+/- deeded acres

Elevation: 4,400'



Water & Mineral Rights: Seller will convey all of the owned water and mineral rights currently held pertaining to subject land. Water rights shall transfer, subject to all decisions of the Montana Water Court Adjudication proceedings.



LOCATION:

BOULDER RIVER PARADISE: Located approximately 17 miles south of Big Timber, Montana in Sweet Grass County.

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 89 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 68 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

“The Best Last Place”

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 legends, but 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.'



AERIAL VIEW OF THE PROPERTY



The evolution of settlement in the Boulder River Valley started with the fur trappers, followed by gold seekers and large cattle and sheep ranching operations. The ranch holdings were gradually broken up by the Homestead Act in the early 1900's. Boulder river Paradise is a special piece of one of these old homesteads.



SUMMARY & CONCLUSION:

Boulder River Paradise offers unlimited fishing and recreational opportunities. The property is located just 17 miles south of Big Timber, Montana in the beautiful Boulder Valley with the Beartooth Mountains to the south, Crazy Mountains to the west and the Yellowstone River and great plains to the north and east. The area has long been popular with tourists and recreationalists. More recently, the Boulder River Valley has been recognized by many of today's famous writers, artists, actors and corporate leaders for the quality of life, vastness of land and the natural resources. This is "Big Sky Country" at its best.

PRICE: \$995,000.

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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