



Whispering Pines

McLeod, Montana

\$625,000.

Offered Exclusively By:

Sonny Todd Real Estate

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Whispering Pines



Located in the prestigious Boulder Valley, a well kept square hewn log home & one room guest cabin bordering Forest Service with Boulder River access. The cabin has 3 bedrooms and 3 1/2 baths with 4,300 sq. ft., an oversized garage and a 600 sq. ft. log out-building completely finished for guest house, office space or a game room. There is a 2 story dry stack rock fireplace, wood floors, Heartland appliances and nice rock landscaping in the yard. Quiet, peaceful and very private. Would be great for year round living or a nice vacation home. Beautiful scenic setting.



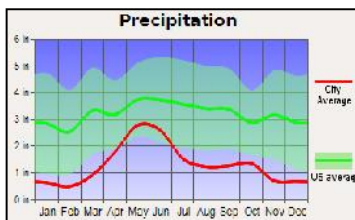
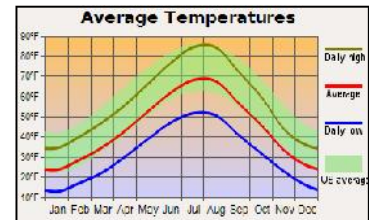
Mary Ann Duffey
Cell (406) 930-6607

DESCRIPTION:

Acreage: (approx.)
8/10+/- acre

Elevation:
4,100' - 5,600'

Taxes: \$3,619



Water & Mineral Rights:

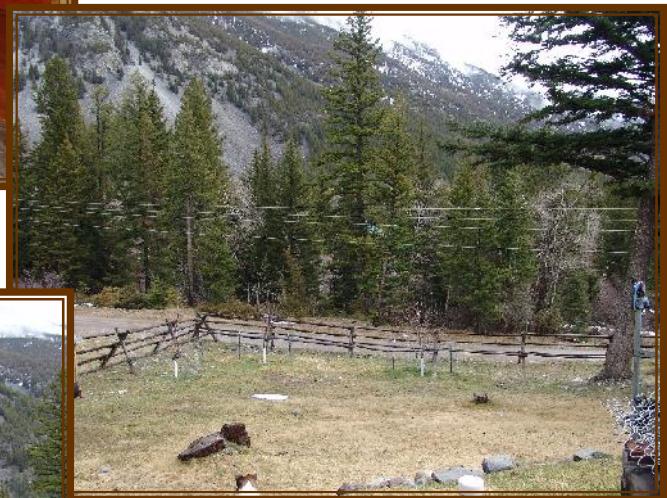
Owners will convey all of the owned water and mineral rights appurtenant to the property. Water rights shall transfer, subject to all decisions of the Montana Water Court Adjudication proceedings.







Guest room cabin



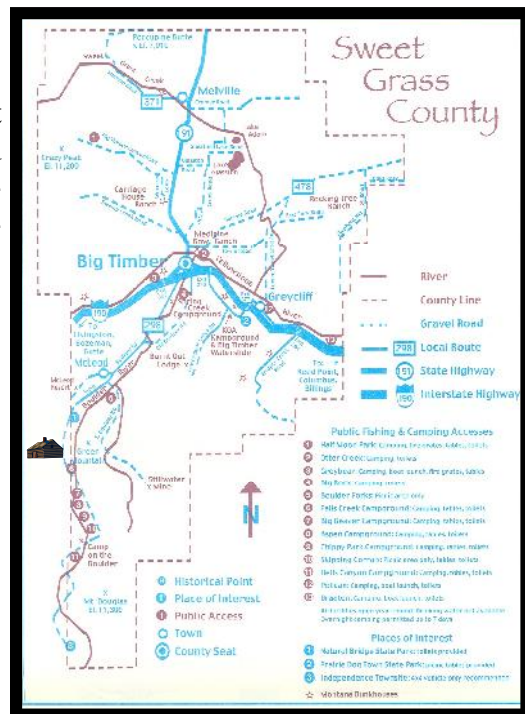


SUMMARY & CONCLUSION:

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: \$625,000.

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.

WHISPERING PINES

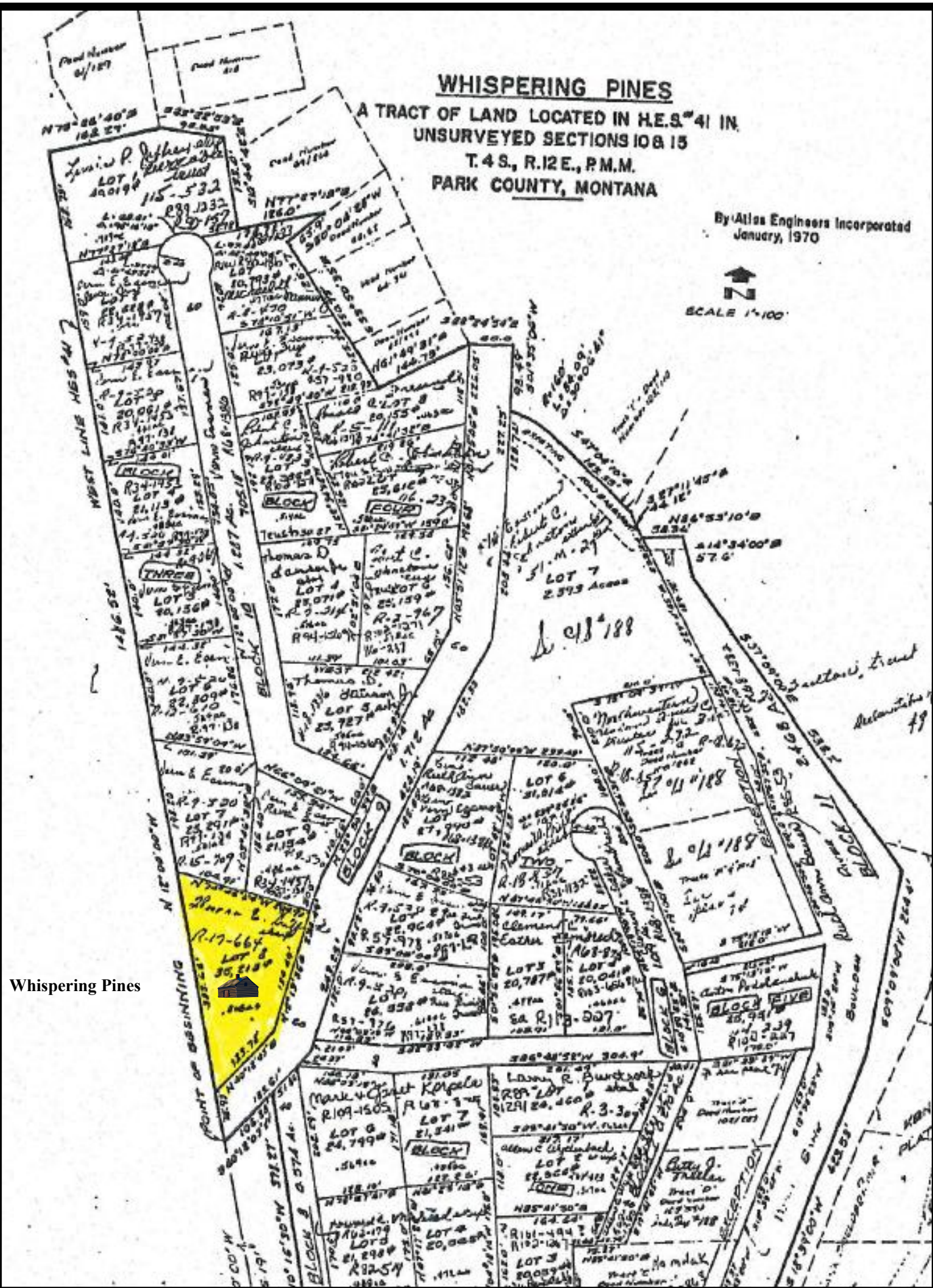
A TRACT OF LAND LOCATED IN H.E.S. 41 IN.
UNSURVEYED SECTIONS 10 & 15

T.4S., R.12E., P.M.M.
PARK COUNTY, MONTANA

By Atlas Engineers Incorporated
January, 1970



SCALE 1"=100'



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