

Sonny Todd Real Estate

*301 West First, Big Timber, MT 59011
(406) 932-1031*

info@sonnytoddrealestate.com ~ www.sonnytoddrealestate.com



442 West Boulder Road

McLeod, Montana

\$2,200,000.

An easy drive 25 minutes south of Big Timber to one of the West's most unique areas. Enjoy 1200' +/- of private access to the West Boulder River. The 1471 sq ft main home has a master suite with deck overlooking the river. The river can also be seen and heard from the screened in porch off the main level of the home. Or sit in the hot tub and watch the river roll by. The home is rustic yet light and airy. Be careful who you invite to the guest home, they may not want to leave. 2 bd/1ba, kitchen/living area with a vaulted ceiling, screened in porch, rock deck. Far enough from the main house to ensure privacy at both. The homes have been landscaped with flowers, trees, and rock native to the West Boulder Valley. The property has water rights and the neighbor takes care of the alfalfa field. Nice pasture for a couple of horses.



*Mary Ann Duffey
(406) 930-6607*

Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers 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.



Water & Mineral Rights: Owners will convey all owned mineral rights. All water rights appurtenant to subject property will transfer subject to all decisions of the Montana Water Court Adjudication proceedings.

49+/- Total Acres
Taxes: \$3,381
Elevation: 5,100'

Main House: 1,471sq. ft
2 Bedroom
1 3/4 Bath

Guest House: 1,008sq. ft
2 Bedroom
1 Bathroom



Main House

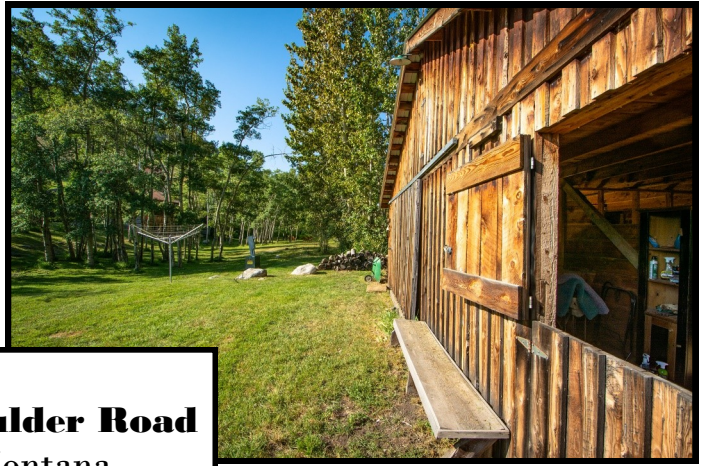




Guest House







442 West Boulder Road
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49+/- Total Acres

