

# South Boulder River

Mammoth, Montana

Madison County



Extremely rare recreational property with South Boulder River frontage in the heart of the Tobacco Root Mountains bordering National Forest land with a leveled cabin site, fishing beyond compare, hunting, and mountain views you have to see to believe.

## 2.19 Acres For \$249,000





This is an EXTREMELY RARE property **right on the banks of the South Boulder River**. It can't be stressed enough what an incredible find this unique opportunity is to own property right out in the heart of the Tobacco Root Mountains bordering tens of thousands of acres of National Forest lands. The Tobacco Root Mountains provide a mecca of recreation from its renown fishing on the South Boulder River and all its pristine high mountain lakes, to hiking the hundreds of miles of trails, to ATVing the jeep roads, to wildlife sightseeing and hunting, to climbing the mountain peaks and everything in between. The area has it all, and owning this fantastic property will put every bit of it right at the back door of the cabin in the mountains you always wanted to build. You'll want to order a copy of the Beaverhead-Deerlodge National Forest – Central map so you can plan your days and weeks of hiking, fishing, hunting, biking, and ATVing. The Montana mountain wildflowers here are phenomenal too. There's so much to see and enjoy. The views are breathtaking, and the setting is one you'll have to see and experience to believe.







Build your cabin right near the edge of the South Boulder River where you can see the river and easily access the tumbling waters and hear the sounds of mother nature pouring by 24 hours a day/7 days a week. Or for now, just pull your camper in or put up your tent and start enjoying this amazing setting right away. You can fish for cutthroat and brook trout right in the river on your very own property then go up and down the river onto all the National Forest lands and keep right on fishing. The river pours right out of numerous high mountain lakes that are chock full of trout. Lakes like Brannan Lake, Sailor Lake, Lake Louise, Lost Cabin Lake, Globe Lake and more are all here to be fished and enjoyed.





These are high mountain lakes that are pristine and picturesque with the mountain peaks jutting up right from their shores. It's the perfect background setting for your high mountain South Boulder River recreational property. And the property also has a fresh Montana mountain stream running right through it in addition to the river. Enjoy it all. This will be your legacy property you hand down for generations to come and your family will be glad you took advantage of this amazing opportunity when you did.



Moose, elk, and mule deer call the property home, and the high mountain peaks hold mountain goats and even more wildlife. You can hunt the mountain slopes or just hike and take pictures and enjoy the wildlife both below and above tree line. The spruce, fir, and pine forests here provide cover and shade for your property, the streams, rivers, and lakes and the wildlife who live here. Being up at the higher elevations where the property sits, it's cooler here than down in the valley bottoms in the summer too. And the cool splashing waters of the river and the shade of the trees all around you will provide even more comfort from those hot summer days. This is strictly an off the grid recreational property for summer and fall use as its way back in the mountains on a mountain road and gets too much snow for year-round living. It's certainly possible to snowmobile in during the winter and spring months to visit your property and the cabin you build for Christmas or New Year's or a few weeks or weekends in between. It'll be that happy place you go for peace and solitude, and you won't want to leave once you get there.





Where can you find a property like this with South Boulder River frontage bordering the National Forest with a leveled cabin site in the forest and such amazing fishing opportunities, hunting and mountains right outside your legacy property?

The answer is right here. This opportunity isn't one you'll want to miss or regret not taking advantage of.







Just call the owner directly at 406-461-6779 to find out more about owning this extremely rare recreational riverfront mountain property. It's For Sale By Owner and it's one phone call away.



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