



West Boulder Fishing Haven
MCLEOD, MONTANA





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\$3,750,000 | 20± ACRES



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Executive Summary

West Boulder Fishing Haven is a 20± acre property featuring a beautifully remodeled 5,000± square foot custom home, inspired by the iconic Old Faithful Inn at Yellowstone National Park, and includes one of only twenty exclusive memberships to the West Boulder Reserve. The property boasts extraordinary views spanning the Reserve's pristine landscape, the river valley, and the snowcapped peaks of the Absaroka Mountains. This is a rare opportunity to enjoy world-class fly fishing, luxury mountain living, and the camaraderie of a close-knit ranch community in one of Montana's most beautiful valleys.

The West Boulder Reserve was established in the 1970s by a group of visionaries seeking a recreational lifestyle far removed from the pace of the East Coast. The 1,300± acre ranch boasts two and a half miles of both banks of the West Boulder River, a world-class trout fishery, and seamless access to adjoining national forest and the Absaroka–Beartooth Wilderness. Once a popular dude ranch before being transformed, over 50 years ago, into what is believed to be the first “shared ranch development” in the West. In this pioneering concept, 20 owners each hold a small private lot with the right for one homesite, while sharing ownership of the remainder of the ranch, which includes its land, trails, river frontage, and amenities. The idea was an instant success, selling out almost overnight. Today, the offering of West Boulder Fishing Haven represents a rare chance to join this exclusive community.



Location

West Boulder Fishing Haven lies in a quiet, highly sought-after stretch of Park County, Montana, at the upper end of the West Boulder River valley. The property is just over an hour's drive from Bozeman and the Bozeman Yellowstone International Airport, offering direct commercial flights through several major carriers. The towns of Livingston and Big Timber are conveniently located about 20 and 27 miles away, respectively. All three towns offer regional airports with FBOs that can accommodate most private aircraft.



Locale

The West Boulder Reserve is nestled in a secluded, closely held valley characterized by scenic beauty and conservation ethos. Neighboring properties are primarily privately owned ranches—many under conservation easements—with landowners who value environmental stewardship and low-density development. This enclave between Livingston and Big Timber retains a sense of authenticity and quiet, understated affluence.

The Reserve is one of only two modestly developed areas in the valley and offers a relatively affordable gateway to an area otherwise dominated by large holdings. Proximity to Livingston’s artistic and culinary amenities and Big Timber’s classic Western charm makes the location particularly attractive for those seeking solitude and access.





General Description

The property occupies a striking location at the upper reaches of the West Boulder River valley, just below where the river exits the Gallatin National Forest and the Absaroka Beartooth Wilderness. The topography includes river bottom meadows, groves of aspen and pine, and open fields that ascend gradually into the foothills. The West Boulder River runs directly through the Reserve for approximately two and a half miles, providing the property's central ecological and recreational artery.

The custom home is set to maximize views, natural light, and privacy. Its architectural design reflects rustic sophistication, blending seamlessly with its surroundings. Vegetation includes wildflowers, riparian grasses, conifers, and leafy hardwoods, creating a rich and visually diverse habitat. The landscape opens to views of the Absaroka Mountains, offering a dramatic backdrop in all seasons.

Each lot owner owns one share of stock in the West Boulder Reserve Association, which holds title to the approximately one thousand acres of common land and manages the property. The owners have kept it simple with one caretaker, and the only common facility is a two-bedroom seasonal guest house with a bathroom, full kitchen, and living room for the use of the owners. There is also a ranch compound where the caretaker lives. As of this writing, the annual dues are \$4,500 per share. Homesites are 20± acres; ten are built upon, seven with building potential.

The Association donated a conservation easement on 1,000± acres of the common land to the Montana Land Reliance, so the common property cannot be developed further. Homeowners follow the “fence out” practice for their yards and allow common access on perimeter trails. The Reserve also retains the right of first refusal on property sales to a non-Reserve member. This has not been exercised in the past, but buyers of this lot need to be aware of the 30-day waiting period before an acceptable offer can be finalized.



Acreage Breakdown

The property comprises 20± deeded acres and includes a 1/20th undivided interest in approximately 1,000 acres of common land held by the West Boulder Reserve Association.





Improvements

The centerpiece of the property is a thoughtfully remodeled 5,000± square foot home architecturally inspired by Yellowstone's Old Faithful Inn. Blending rugged western charm with modern finishes, the residence includes three bedrooms, two-and-a-half bathrooms, a home office, and a guest suite. Designed with comfort and functionality, the home features generous indoor-outdoor living spaces ideal for entertaining or quiet reflection. A one-car garage supports practical mountain living, while the home's orientation offers commanding views of the surrounding terrain. The construction is of premium quality and reflects a deep commitment to aesthetic integration with the natural landscape.





Climate

Park County offers a classic northern Rockies climate, marked by distinct seasons. This year-round home offers outdoor activities in all seasons: fishing, hiking, snowshoeing, skiing, and mountain biking. As seasonal precipitation recharges the landscape, spring is marked by lush grass and blooming wildflowers. Summers are comfortably warm and relatively dry. Autumn delivers brilliant colors, with aspen groves in a stunning seasonal display. Winter presents serene snowscapes and crisp frost sparkling in the sunshine.



Water Resources

The Reserve is primarily about fishing, riding, and hiking in a spectacularly beautiful part of Montana. Obviously, proximity to world-class hunting and fishing in the neighborhood and adjacent Absaroka Beartooth Wilderness is also a real draw. The West Boulder River is arguably one of the most beautiful places in Montana to fish and is on the home's doorstep. The main Boulder River and the Yellowstone River are less than an hour's drive—a drive which also passes the famous spring creeks just south of Livingston.

Wildlife Resources

The West Boulder Reserve abounds with natural beauty and wildlife. Residents and guests frequently encounter whitetail and mule deer, elk, mountain grouse, black bear, and even the occasional moose, while the skies are graced with raptors and a variety of other bird species. Together with its diverse flora, this property offers a true Montana wilderness experience.



Fishery Resources

The West Boulder River runs directly through the Reserve for approximately two and a half miles, offering unmatched angling access within footsteps of the home. A tributary of the main Boulder River, the West Boulder River is a renowned trout fishery that supports rainbow, brown, and cutthroat trout. Hatches include golden stones, PMDs, caddis, and terrestrials, excellent for attractor dries and hopper patterns. Additionally, there are many other exceptional fishing opportunities along the Yellowstone River, Boulder River, and several of Montana's famed spring creeks, all within an hour's drive, creating an angler's paradise.

Recreational Considerations

In addition to the tremendous fishing, the West Boulder Reserve is a haven for numerous recreational pursuits, including hiking, mountain biking, and horseback riding through Montana's most iconic landscapes. In addition to the Reserve's own trails and riverbanks, the adjacent Absaroka–Beartooth Wilderness and Gallatin National Forest extend opportunities for extensive backcountry exploration and hunting. For riders and hikers, the nearby trail systems provide access to high country lakes, ridgelines, and scenic vistas that stretch to Yellowstone National Park.

History

In the early 20th century, the Bar 20 was a traditional dude ranch. The concept of turning it into a shared ranch came about in the early 1970s, when a group of far-sighted conservation-oriented individuals and families worked together to create 20 parcels of around 20 acres that each member could own outright, subject to common rules and regulations regarding building and behavior. The original group was very oriented toward minimizing impact and building modest dwellings. The desirability and beauty of the West Boulder River valley have brought in a group of owners who have raised the standards from the early days. Even so, the lot owners continue to try to minimize their impact on their surroundings.

Taxes

Annual property taxes are estimated at approximately \$9,235.





Broker's Comments

West Boulder Fishing Haven offers refined accommodations with breathtaking views—spanning the Reserve's pristine landscape, the winding river valley, and the snowcapped Absaroka Mountains. This rare opportunity invites a world-class fly fishing experience, endless hiking adventures, luxury mountain living, and the camaraderie of an exclusive ranch community in one of Montana's most spectacular valleys.

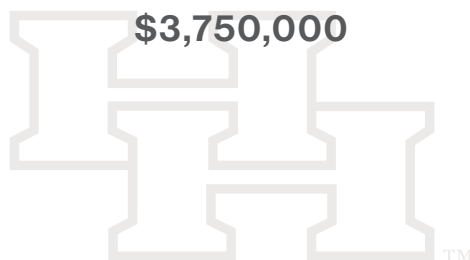




Click on map above for link to Land id™ map of property.

Price

\$3,750,000



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Additional Services Offered by Hall and Hall

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#), [Dan Bergstrom](#) at (406) 656-7500, or [Jim Fryer](#) at (406) 587-3090 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer "Another Solution" to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's "Rolodex" of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Chad Dugger](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

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Understanding Whom Real Estate Agents Represent

Montana law requires that BUYER's and SELLER's be advised about the different types of agency relationships available to them (MCA § 37-51-102 & 37-51-321). A real estate agent is qualified to advise only on real estate matters. As the client or as the customer, please be advised that you have the option of hiring outside professional services on your own behalf (legal and tax counsel, home or building inspectors, accountant, environmental inspectors, range management or agricultural advisors, etc.) at any time during the course of a transaction to obtain additional information to make an informed decision. Each and every agent has obligations to each other party to a transaction no matter whom the agent represents. The various relationships are as follows:

SELLER's Agent: exclusively represents the SELLER (or landlord). This agency relationship is created when a listing is signed by a SELLER/owner and a real estate licensee. The SELLER's agent represents the SELLER only, and works toward securing an offer in the best interest of the SELLER. The SELLER agent still has obligations to the BUYER as enumerated herein.

BUYER's Agent: exclusively represents the BUYER (or tenant). This agency relationship is created when a BUYER signs a written BUYER-broker agreement with a real estate licensee. The BUYER agent represents the BUYER only, and works towards securing a transaction under the terms and conditions established by the BUYER and in the best interest of the BUYER. The BUYER agent has obligations to the SELLER as enumerated herein.

Dual Agent: does not represent the interests of either the BUYER or SELLER exclusively. This agency relationship is created when an agent is the SELLER's agent (or subagent) and enters into a BUYER-broker agreement with the BUYER. This relationship must receive full informed consent by all parties before a "dual-agency" relationship can exist. The "dual agent" does not work exclusively for the SELLER or the BUYER but works for both parties in securing a conclusion to the transaction. If you want an agent to represent you exclusively, do not sign the "Dual Agency" Disclosure and Consent" form.

Statutory Broker: is a licensee who assists one or more of the parties in a transaction, but does not represent any party as an agent. A licensee is presumed to be acting as a "statutory broker" unless they have entered into a listing agreement with the SELLER, a BUYER-broker agreement with the BUYER, or a dual agency agreement with all parties.

In-House SELLER Agent Designate: is a licensee designated by the broker- owner/manager (of the real estate brokerage) to be the exclusive agent for the SELLER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This agent may not act on behalf of any other member of the transaction and works for the benefit of the SELLER, but still is obligated to the BUYER as any SELLER's agent would be.

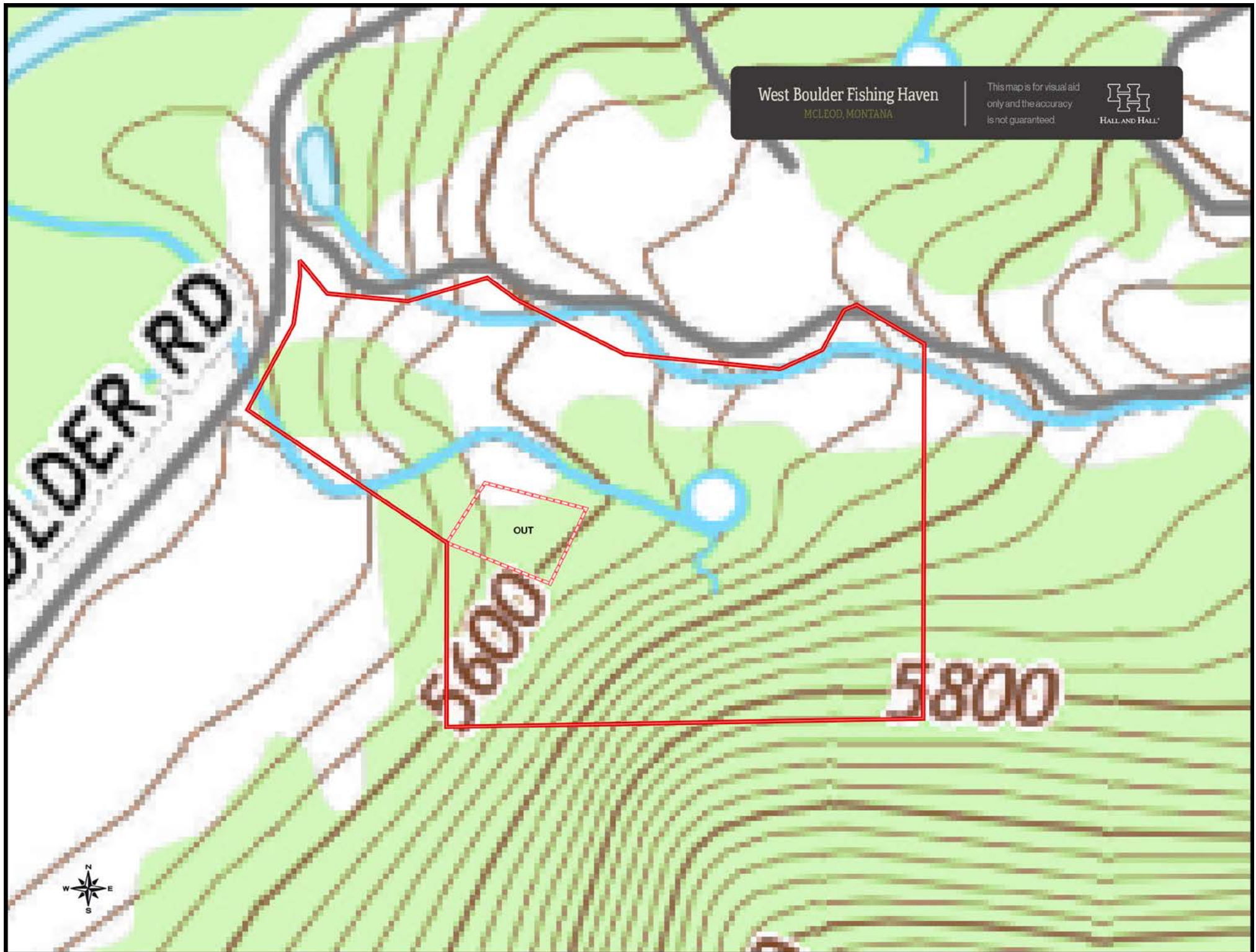
In-House BUYER Agent Designate: is a licensee designated by the broker- owner/manager (of the real estate brokerage) to be the exclusive agent for the BUYER for a specific transaction in which the brokerage has the property listed and the BUYER is working directly through the same brokerage also. This agent may not act on behalf of any other member of the transaction and works for the benefit of the BUYER, but still obligated to the SELLER as any BUYER's agent would be.

Subagent: is an agent of the licensee already acting as an agent for either the SELLER or BUYER. A "SELLER agent" can offer "subagency" to an agent to act on his behalf to show the property and solicit offers from BUYER's. A "BUYER agent" can offer "subagency" to an agent to act on his behalf to locate and secure certain property meeting the BUYER's criteria.

[RYAN FLAIR](#) of Hall and Hall is the exclusive agent of the Seller.

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Livingston

McLeod

Absaroka
Beartooth
Wilderness

Gallatin
National
Forest



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Conservation Easement



OUT



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Deeded



West Boulder Reserve Association



Private Ownership



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