



Beauty on the Boulder

McLeod, Montana

\$339,000.

Offered Exclusively By:
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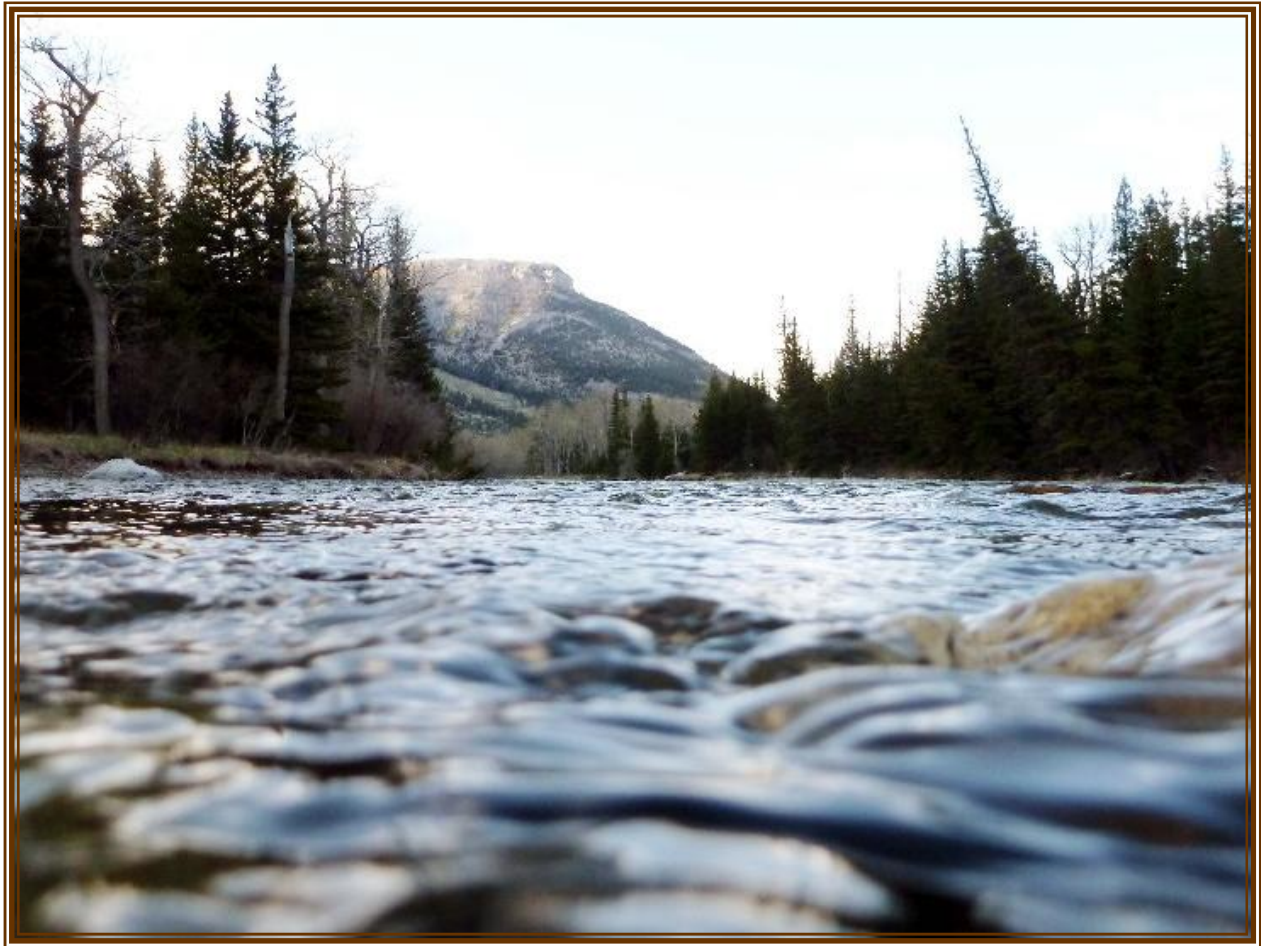
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Beauty on the Boulder



This log cabin has an 800' sq. ft. deck to take full advantage of the wooded setting and the stunning views of Mount Contact. The 1,037 sq. ft. cabin has 2 bedrooms and 1 bath. A loft adds extra space for living and sleeping. An open floor plan, vaulted ceilings, and a pellet stove add to the inviting nature of the cabin. Private access to miles blue ribbon trout fishing on the Boulder River and community land for Whispering Pines residents only. This property is located on a large lot off the Main Boulder road adjacent with year round maintained county road.



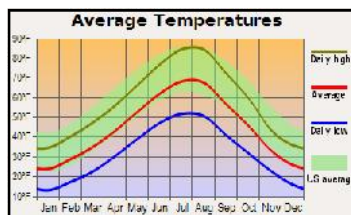
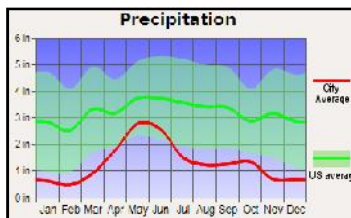
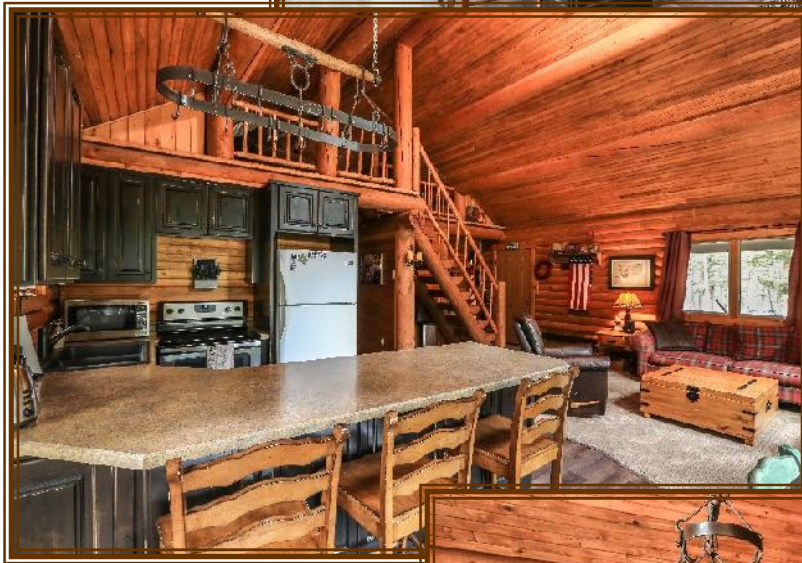
Mary Ann Duffey
Cell (406) 930-6607

DESCRIPTION:

Acreage:
1.071 acres

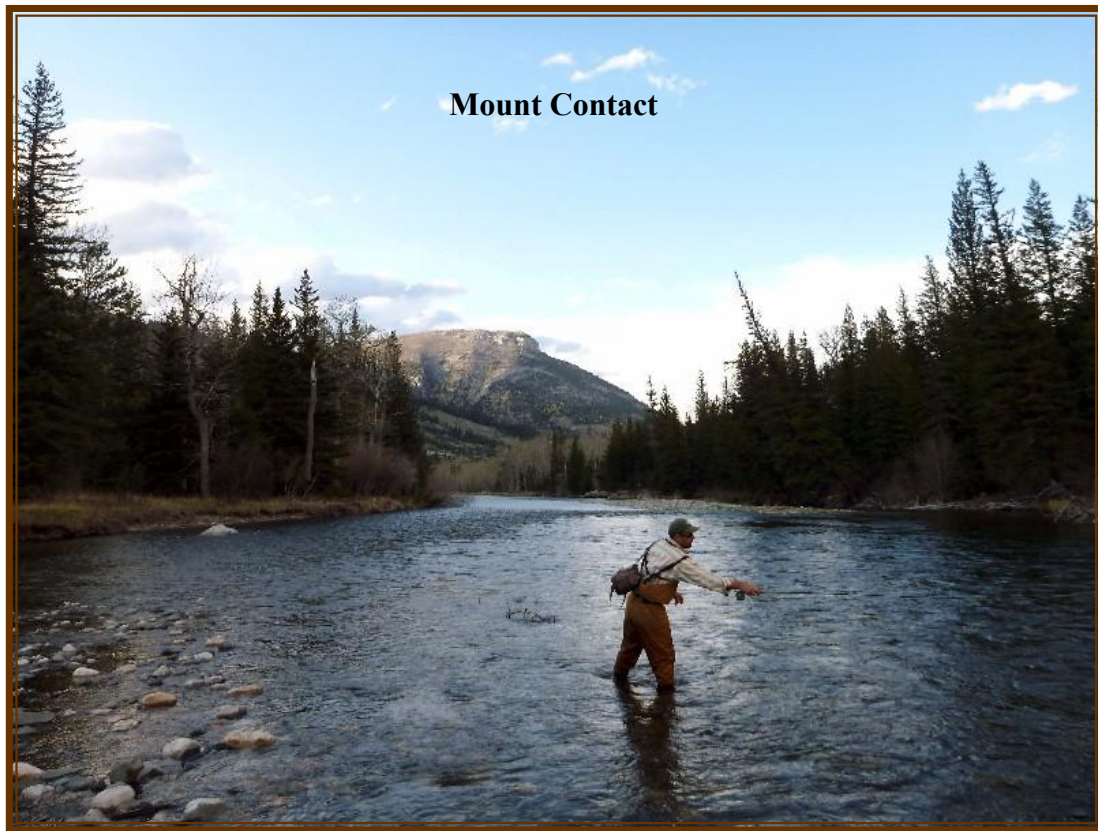
Elevation:
4,400'

Taxes: \$1,359.



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.



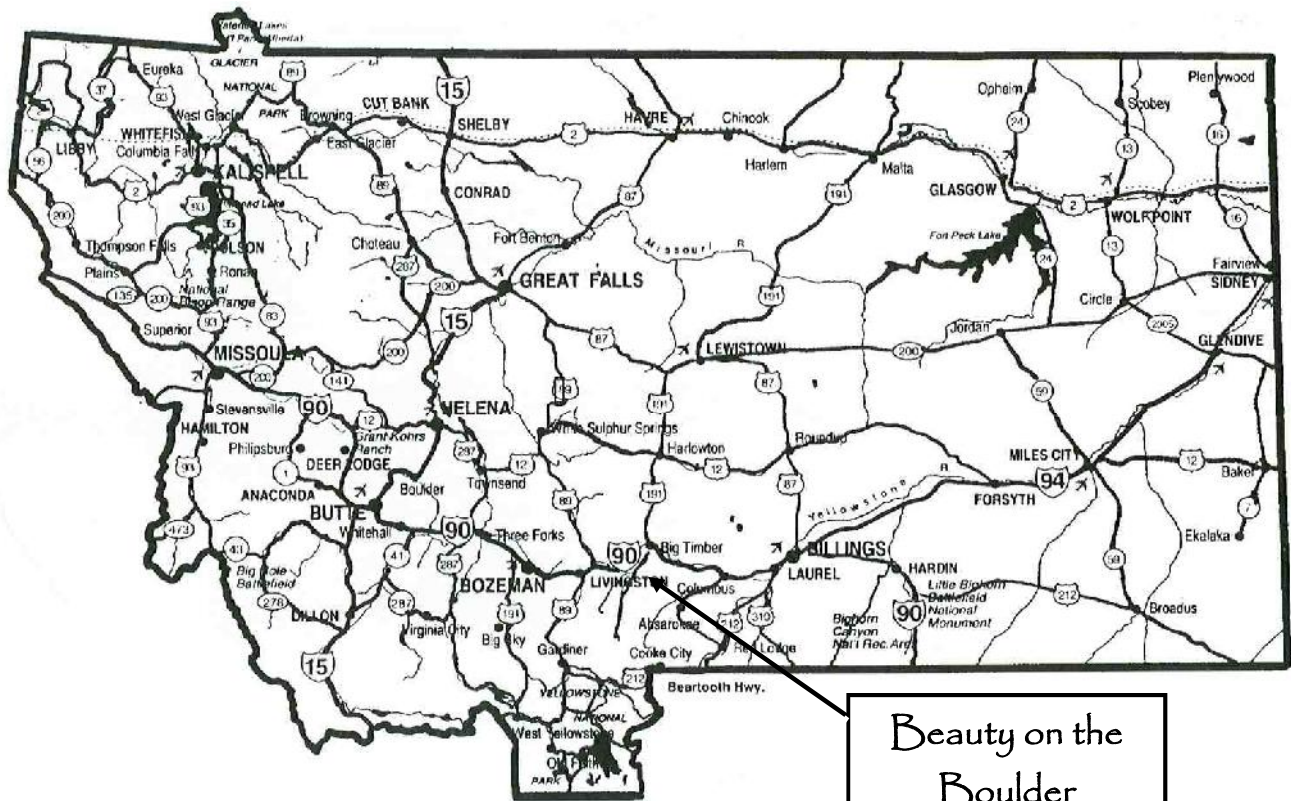
LOCATION:

BEAUTY ON THE BOULDER: Located approximately 30 miles south of Big Timber, Montana.

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.

BILLINGS: Located 110 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 90 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.

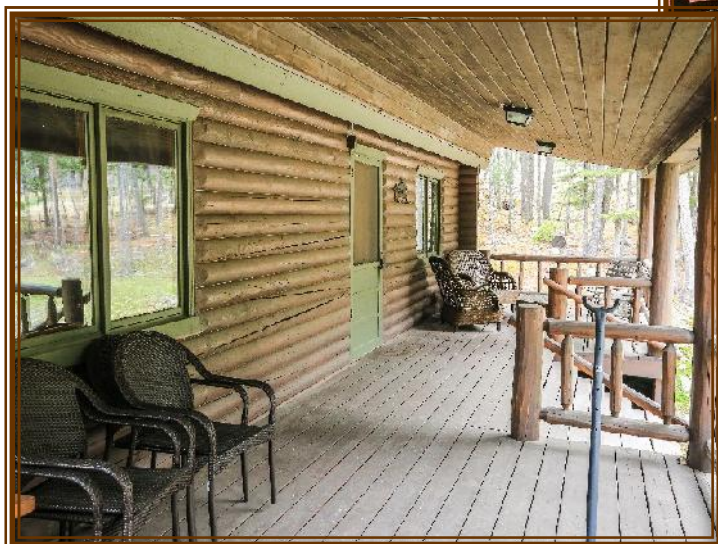




Loft for extra space



This cabin was built in 1996 & has a new well pump, hot water heater, pressure tank, quadfire pellet stove w/room thermostat, & fridge. The deck has also been refinished.





SUMMARY & CONCLUSION:

Imagine waking up in the morning, pouring your first cup of coffee and stepping out from your kitchen onto your expansive, elevated deck facing 10,600' Mount Contact. The sun is rising and you see the sights and hear the sounds of nature beginning the day. Elk, Moose, Wild Turkey, Bald Eagle, Deer and the occasional bear all wander through your property. You nestle into your favorite outdoor chair, take a deep breath of fresh mountain air and appreciate the beauty of where you are. Later that day, perhaps you'll stroll down the trail to your private, Blue Ribbon Trout fishing access. With private access to miles of one of the world's most productive wild trout streams just steps away from your door beckoning you, it's a tough decision whether to start fishing or stop to enjoy the wildlife traversing the riparian corridor located along your community property line. The sun is beginning to set. Friends are about to arrive for a leisurely evening of dinner and reminiscing. There's no need to worry or stress. In this magnificent setting your pristine landscaping and yard work has already been done, by mother nature. Just before your guests arrive you light your outdoor fireplace, pour yourself a glass and look for Bighorn Sheep in the alpine glow that lights up Mount Contact. After an enjoyable evening, as you rest comfortably with the sound of the mountain creek lulling you to sleep, you wonder, "Can life really get any better than this?"

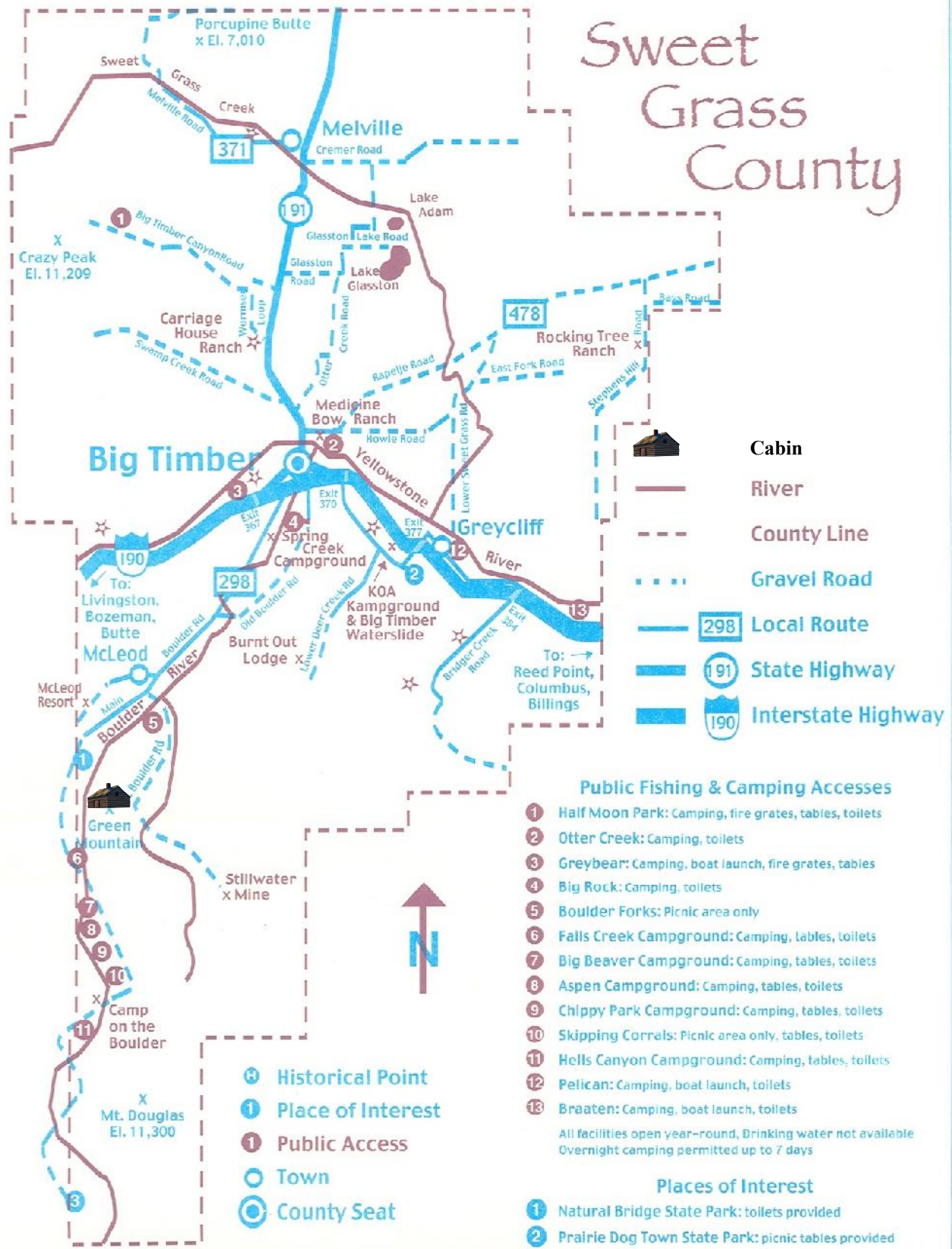
PRICE: \$339,000.

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..

Sweet Grass County



★ Montana Bunkhouses