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## WEST BOULDER MOUNTAIN RANCH | McLEOD, MONTANA | \$4,500,000

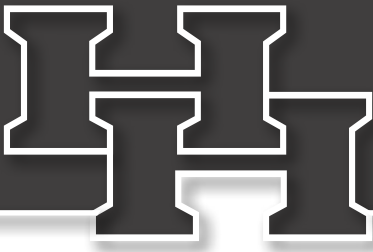


### EXECUTIVE SUMMARY

The West Boulder Mountain Ranch is 306± acres, with frontage on close to one mile of prime trout river, located 30 minutes from Big Timber and 60 from Bozeman. It lies in the West Boulder Basin under the 9,000-foot-high granite peaks of the Absaroka Mountains. These peaks are the head of a 200-mile-long, 3.4-million-acre spine of wilderness, including Yellowstone National Park. Yet, the Rocky Mountain western cultural amenities of quaint towns such as Livingston are within 40 minutes. The ranch's irrigated hay meadows and rolling native grasslands are habitats for wildlife and a small cattle operation. Elk, deer, moose, mountain lions, black bears, wolves, eagles, and songbirds all migrate through this ranch. It is not surprising why the West Boulder Basin in general and the West Boulder Mountain Ranch are coveted.



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## JUST THE FACTS

- 306± deeded acres
- Close to one mile of West Boulder River frontage
- 40± irrigated acres
- 30 minutes to Big Timber, 40 to Livingston, 60 to Bozeman, 90 to Yellowstone National Park
- Improved with a water well, electricity, and public road frontage



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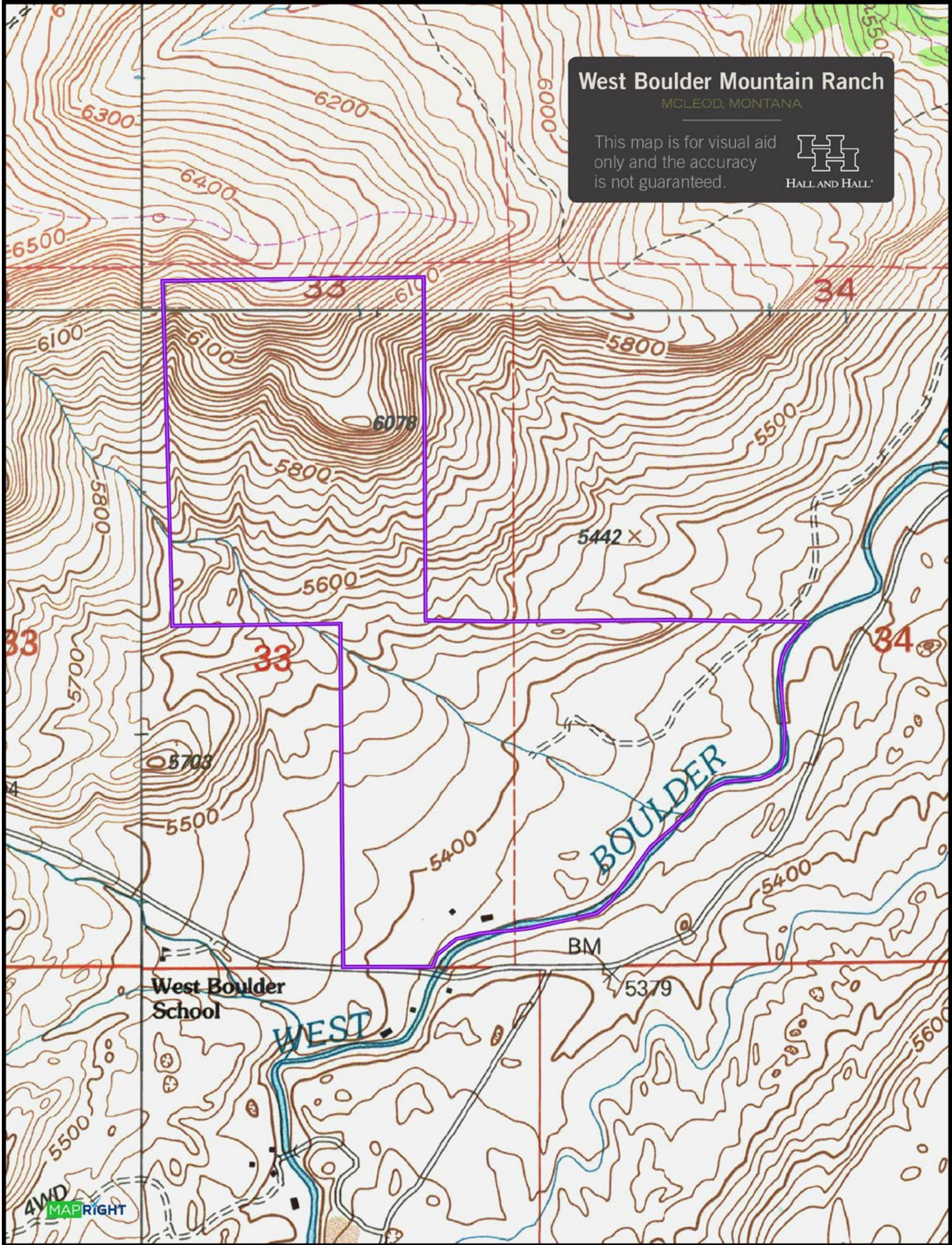
# West Boulder Mountain Ranch

MCLEOD, MONTANA

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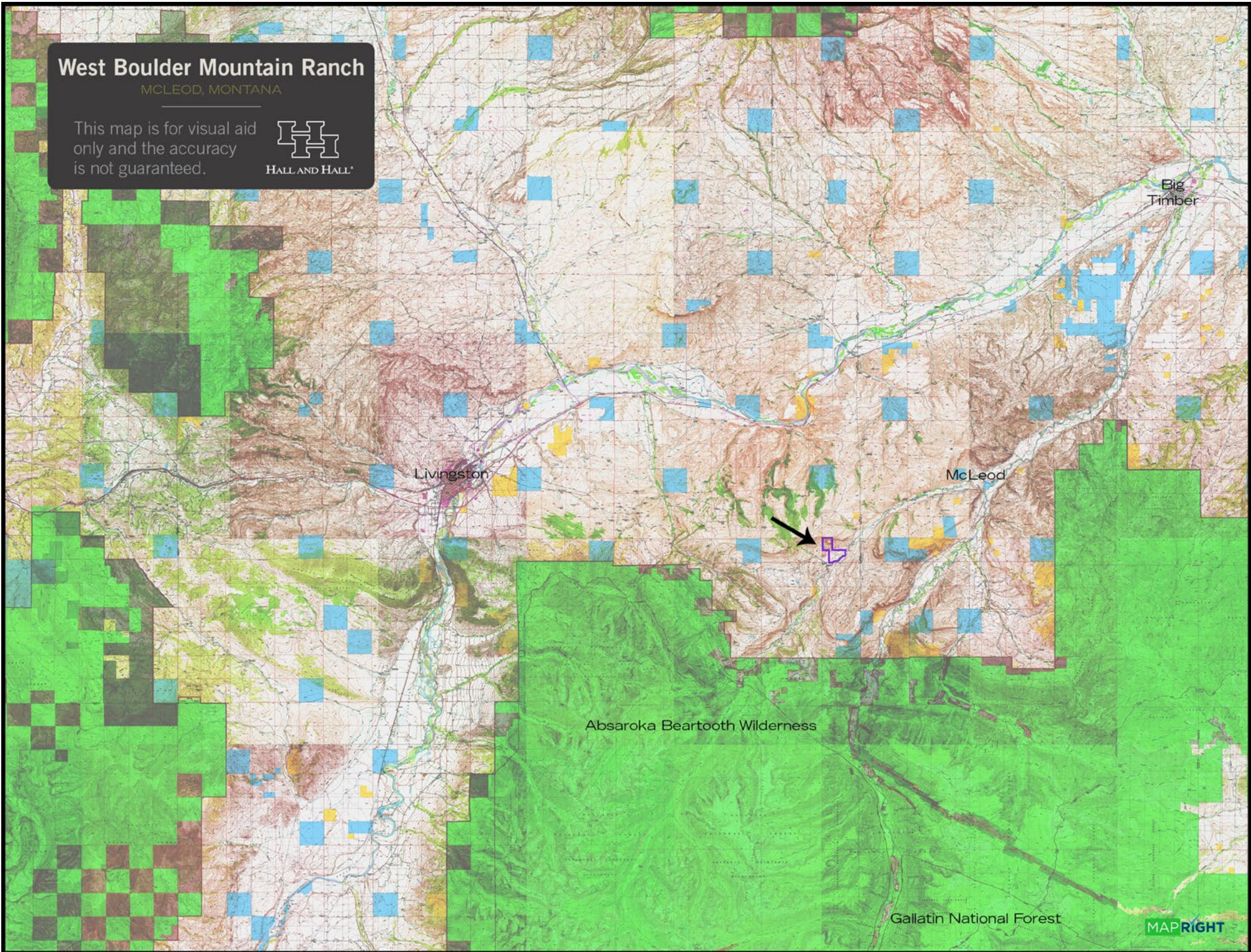
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Big Timber

Livingston

McLeod

Absaroka Beartooth Wilderness

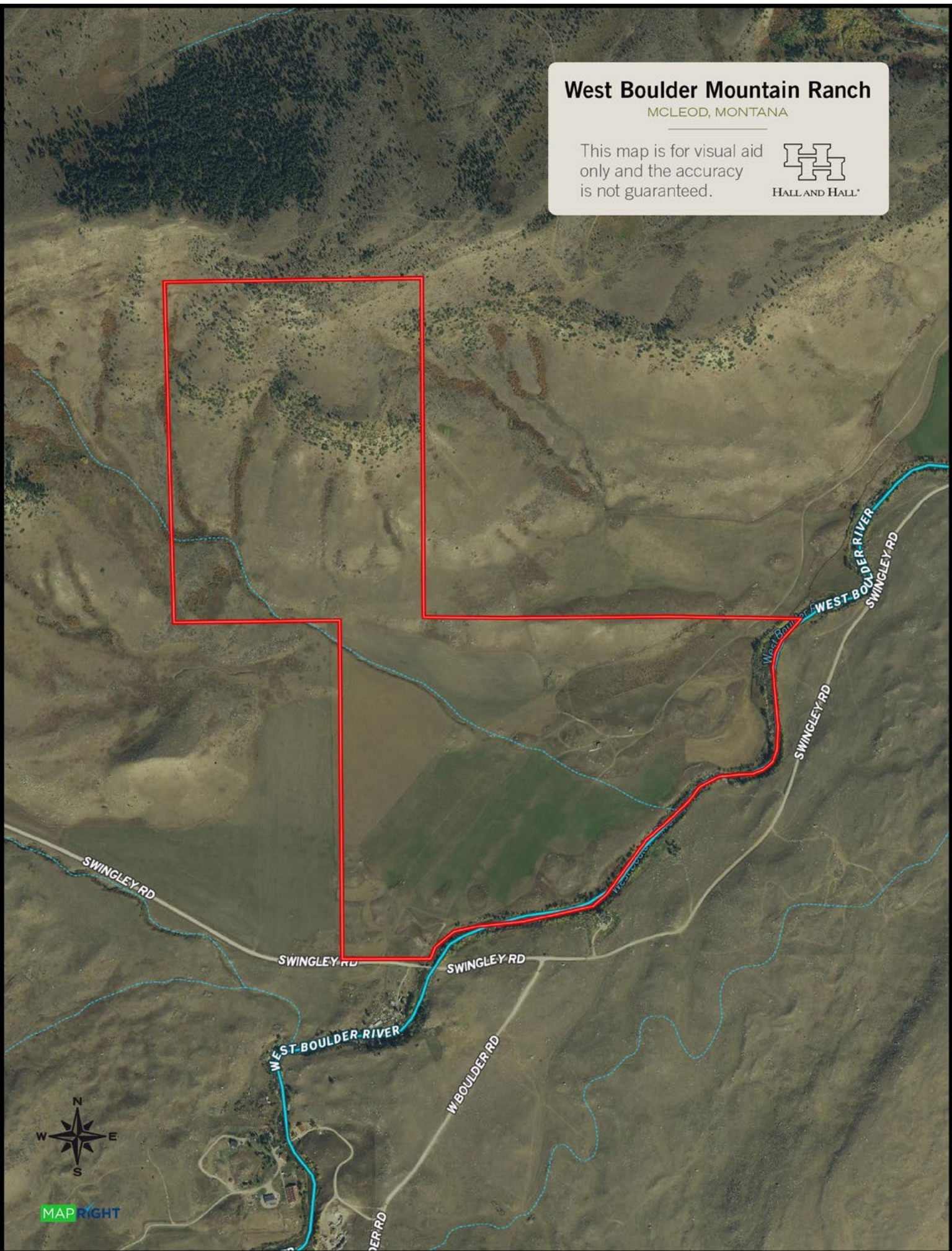
Gallatin National Forest

MAPRIGHT

# West Boulder Mountain Ranch

MCLEOD, MONTANA

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MAP RIGHT