



# Boulder River Confluence

McLeod, MT

---

**\$1,800,000**

---

150 +/- acres at the confluence of the West Boulder and Main Boulder Rivers. Easy access off of paved highway 298. The raw land has about a 1/2 mile of accessible river frontage. The rolling terrain offers very private building envelopes and mountain views. There is a well on the property (20 gpm) and power is available. About 67 acres are irrigated and water right will transfer to new buyer.



**Offered Exclusively By:**  
**Sonny Todd Real Estate**  
**301 West First Avenue, PO Box 828**  
**Big Timber, Montana 59011**  
**Office: (406) 932-1031**



**Mary Ann**  
**Duffey**  
**(406) 930-6607**



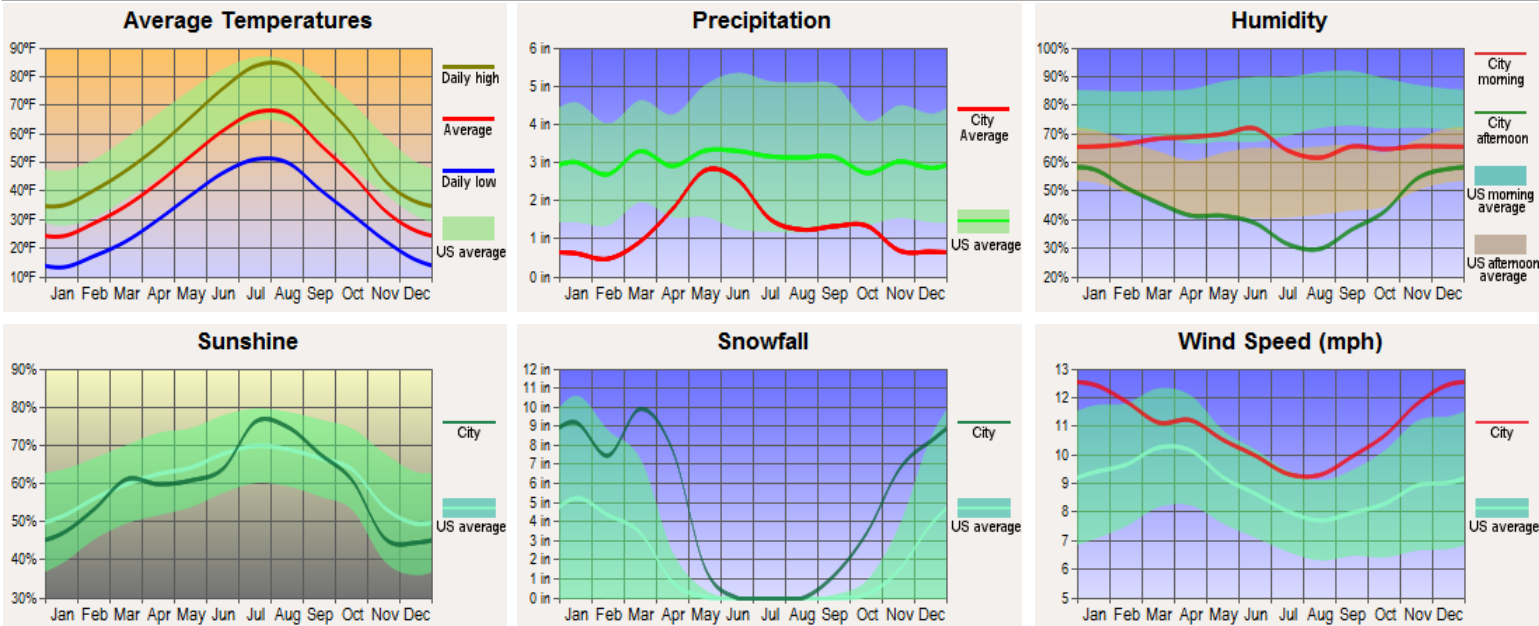


**Notice:** The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.





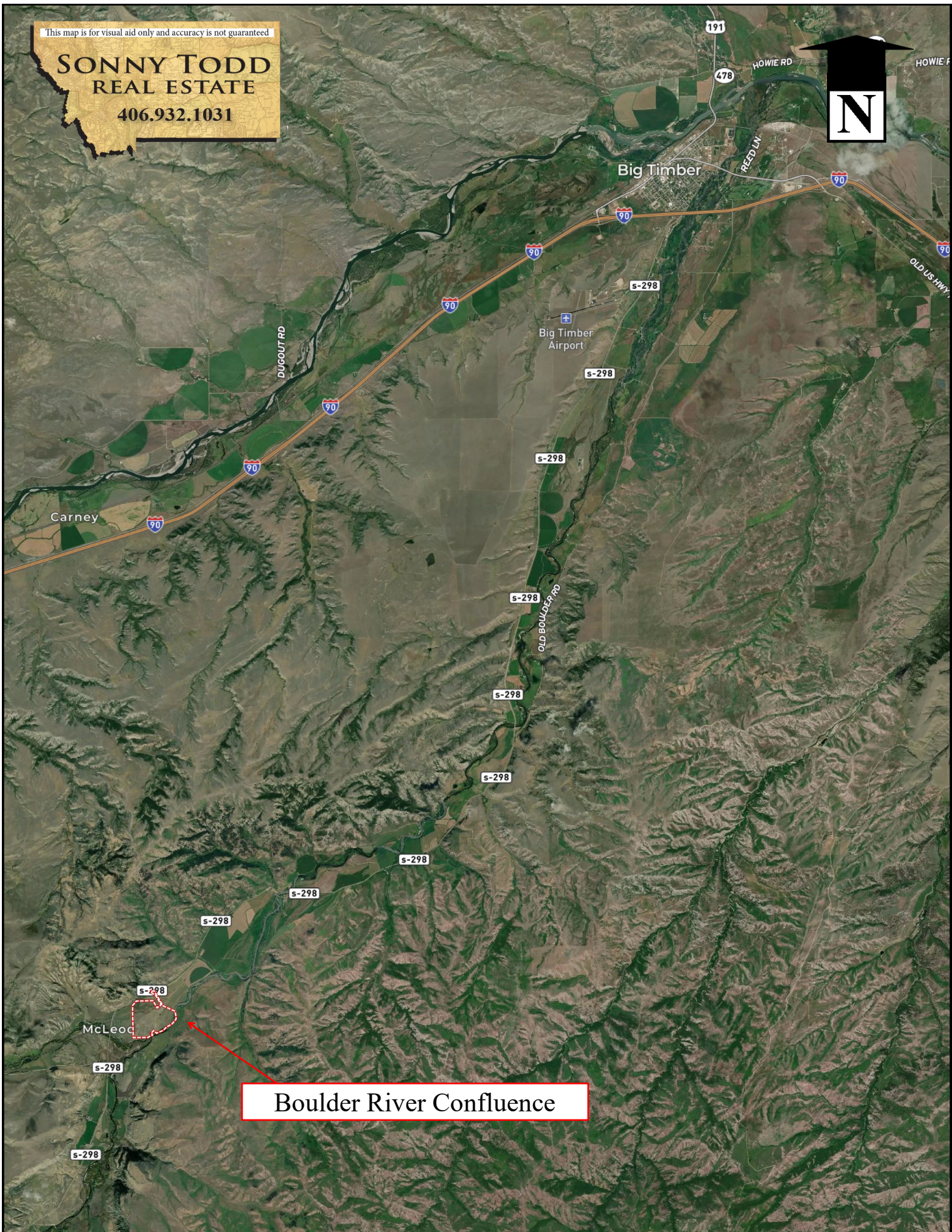
## Average Climate for McLeod, MT





This map is for visual aid only and accuracy is not guaranteed

**SONNY TODD**  
REAL ESTATE  
406.932.1031



**Boulder River Confluence**