



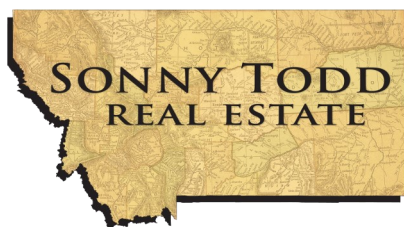
# Boulder River Retreat

McLeod, Montana

---

**\$5,950,000**

---



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



Logan Todd  
 (406) 930-3673



# Boulder River Retreat



Nestled in the Boulder River Valley, the Boulder River Retreat is the ultimate Montana river property. Not only does this wonderful property provide access to all that this wonderful state has to offer—including panoramic mountain views, endless hiking, bird and wildlife viewing—including white tail, mule deer and elk, but it might be one of the greatest fishing properties to hit the market.

In addition to the property being located along the famed blue ribbon trout stream, the Boulder River, it also has four spring fed trout ponds situated in the middle of the property. The springs originate out of the hillside just southeast of the first pond. The water maintains the optimum temperature for trout habitat as they meander onto the property.

The “Triangle” House, What a treasure! An LTS Architecture design and completed in 2022. Situated just off the Boulder River against a grassy meadow lies the 2,000 sq. ft., 3 bed, 2.5 bath home. Wrap around decking provides endless viewsheds to watch sun rises, sunsets, and the night stars while over 26 custom Marvin windows allow the panoramic views to be seen from every angle in the house.

Custom building throughout. From the herringbone flooring, Montana designed oak doors, and unique window coverings, to the tiling in the bathrooms throughout. Two large sliding glass doors allow a seamless transition from inside the kitchen living area to the large front deck with a firepit and hot tub area.

This home is very thoughtfully furnished and can convey that way for the right deal.

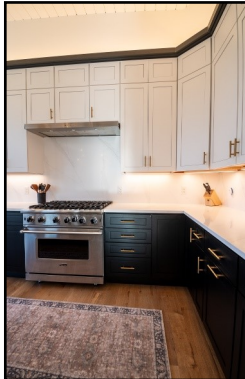
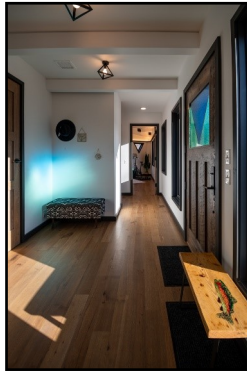
An oversized two car garage lies just beside the home allowing for plenty of storage for all of the toys one might need to enjoy this great property.

Why wait years to have someone build a home like this when it could be yours by summer? Come down and take a look, cast a line, and enjoy the Six Meadows Ranch on the Boulder River in the “Best Last Place.”



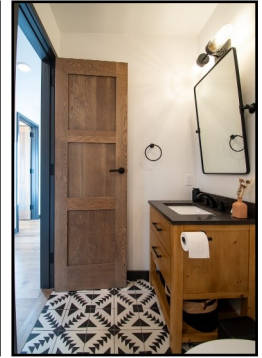


## Entry, Powder Room, Kitchen and Living Space

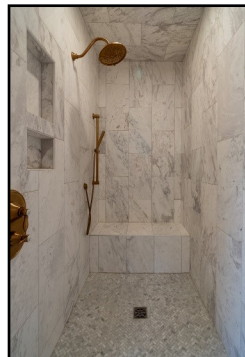
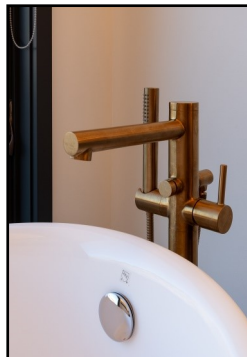




## Guest Bedrooms and Guest Bathrooms



## Master Suite



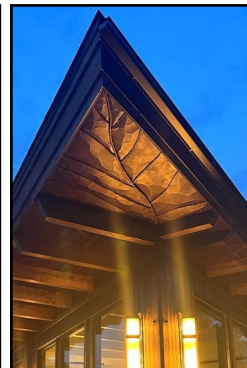
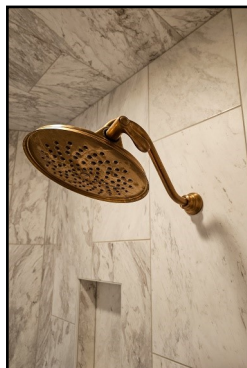
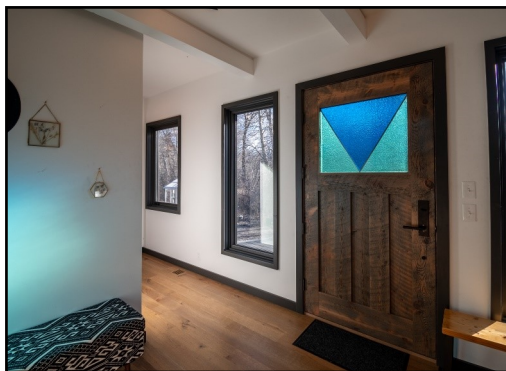


## Shop/Garage



## Attention to Detail

The Triangle House is filled with many details, large and small, that bring the whole home together. From the bathroom fixtures to the lighting fixtures, the 26 custom Marvin windows to the custom designed Copper “leaf” designs on all 3 exterior corners, the cohesiveness of this design is sure to impress.







## Montana

### Grandpa Sonny Todd's Real Estate Editorial

We believe Montana is the “Best Last Place.” Montana plays in our minds that mythological West that all Americans love. It is the home of real legends, with real places and real people. It was a horn of plenty for the Native Americans, with prairies full of fat buffalo and clear mountain streams overflowing with trout and beaver. Montana evolved from the wilderness through the efforts of mountain men, gold miners, sturdy pioneers, as well as through a bloody struggle between competing cultures. Law and order came to the Montana Territory by the gun and hanging tree. It was Vigilante verses Outlaw, and often it was a fine line that separated the two. Montana is the West, home of the Cowboy and Cowponies, and endless horizons.

Montana is the land of snow-capped mountains, pristine wilderness areas, sparkling rivers and streams, and golden wheat fields all under 'The Big Sky.'

Welcome to "*The Best Last Place*," Montana.







## LOCATION:

**BOULDER RIVER RETREAT:** Located about 18 miles (~25 minutes) South of Big Timber, Montana on the East side of the Boulder River, in the beautiful Boulder Valley

**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 Timber, motels, bed and breakfasts, movie theater, brewery, and a paved airport capable of facilitating most any private aircraft. Big Timber has much to offer as a small comfortable Montana town.

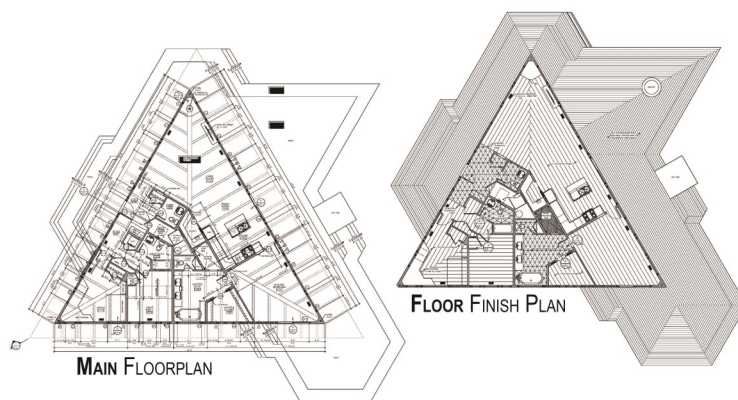
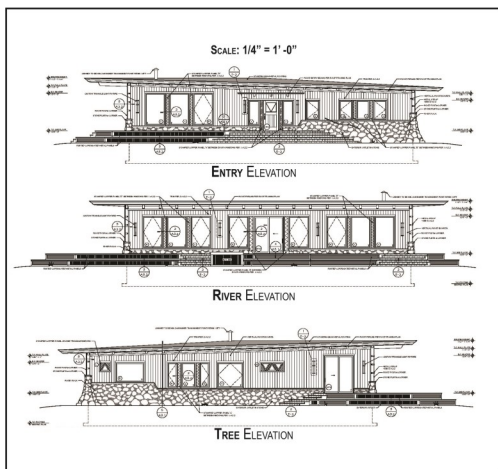
**BILLINGS:** Located 86 miles to the east of Big Timber, Billings is the center of Montana's livestock industry. The International Airport in Billings is presently serviced by 5 majors airlines. Billings has two of the finest medical facilities in the northwest. Shopping, fine dining, theater and the arts make Billings the true hub of Montana.

**BOZEMAN:** Located 55 miles west of Big Timber 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.



**Water & Mineral Rights:** Owners will transfer owned mineral rights. All water rights appurtenant to subject property will transfer subject to all decisions of the Montana Water Court Adjudication proceedings.

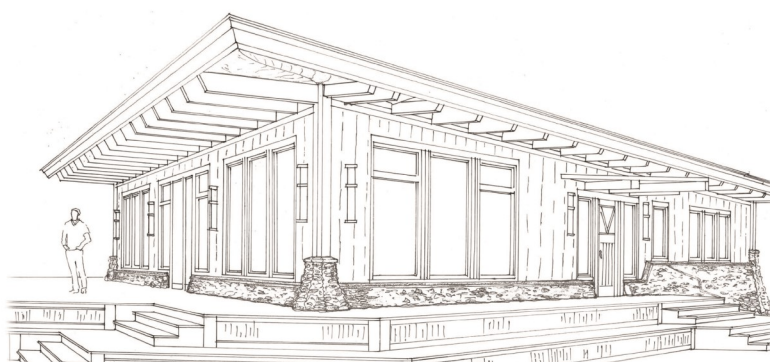
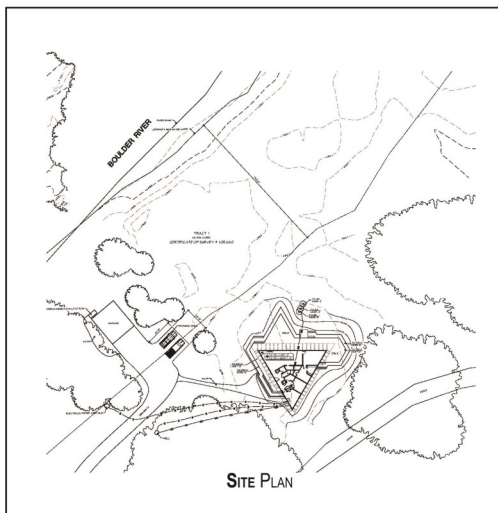




# THE TRIANGLE HOUSE

— McLEOD, MONTANA —

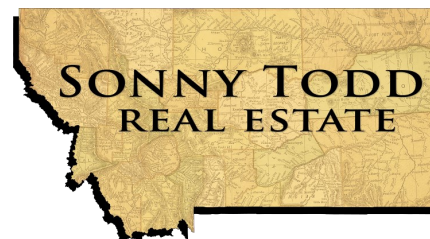
ARCHITECT - LUCAS T. SCHAD, AIA



**SUMMARY:** This place has it all and better yet can be purchased turn key. One of Montana's great fishing properties and located along the famed Boulder River. This property is CE sale with some flexibility. The newly completed home and garage allow for the new owners to immediately be able to enjoy what this unique and wonderful area has to offer.

**PRICE:** \$5,950,000

**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.