

# Boulder River Fly Fishing Retreat

4.00 Acres | Sweet Grass County, MT | \$2,800,000



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## Activities & Amenities

Fishing  
Hiking/Climbing  
House/Cabin  
Outbuilding/Barn/Shed/Shop  
Stream/River  
Water Access  
Water Rights  
Water Shares (different from water rights)  
Water View  
Waterfront  
State Hunting Unit: HD-525

## Land Details

Address: 803 Main Boulder Road,  
Big Timber, Montana 59011, USA  
Closest Town: Big Timber  
Total Acres: 4.00  
Deeded Acres: 4.00  
Water Rights: Yes  
Estimated Taxes: \$3,000 - 2022  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 2  
Style of Home(s): Custom  
Finished Sq. Ft.: 3860  
Bedrooms: 4  
Full Bathrooms: 4  
Basement: Partial finished  
Parking Types: Detached Garage  
Total # of Spaces: 2  
Outbuildings: 1  
Fence Type: Underground dog fence  
Heating Systems: Electric  
Heaters & Wood Stove





### **Property Summary**

The Boulder River Fly Fishing Retreat is by far the best river frontage property on the market today. Every detail of this remarkable property has been carefully attended to, reflecting the owner's commitment to excellence and showcasing their attention to detail. Privacy and security are paramount, ensuring a secluded and serene environment that allows the owners and guests to fully unwind and enjoy their time.







## Land

Closely held and rarely available, Boulder River Fly Fishing Retreat presents a rare opportunity to purchase property in the Boulder River Valley, one of the most sought-after areas in the Rocky Mountain region. Sitting on 4+/- riverfront acres bordering the Boulder River for 300± feet, this property features a completely remodeled 3284+/- two-bedroom, three-bathroom home, granite countertops, new master suite, wood fireplace on main level and wood stove downstairs, a two-stall detached garage, another 576+/- guest cabin which features one bedroom, one bathroom and a kitchenette along with a garden shed to store a variety of tools or lawn equipment. The lawn is fully manicured with underground sprinklers, native flowers and shrubs.

## Recreation

The Boulder River is one of the most beautiful fly fishing rivers in Montana. It originates in the Absorka Beartooth Wilderness just north of Yellowstone Park and flows north to its confluence with the Yellowstone River in Big Timber. The body of water is absolutely loaded with very willing rainbows and browns. The lower Boulder emerges the alpine setting above to copacetic hay pastures and cottonwoods. The river gets its name in this section from the consistent riffles tumbling aggressively over boulders followed by a short deep like pools. Rainbow and brown trout dominate, usually averaging 15"-18". Anglers are frequently surprised by larger browns extending up to 20", which are typically holdover spawner's that migrated up from the Yellowstone River below.







## Location

This property boasts easy year-round access and is conveniently located just 8+/- miles south of Big Timber, Montana. With Boulder River frontage, Boulder River Fly Fishing Retreat is a premier entertaining epicenter with easily accessed fishing opportunities. To set up a private showing call me today.

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# Hayden Outdoors *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



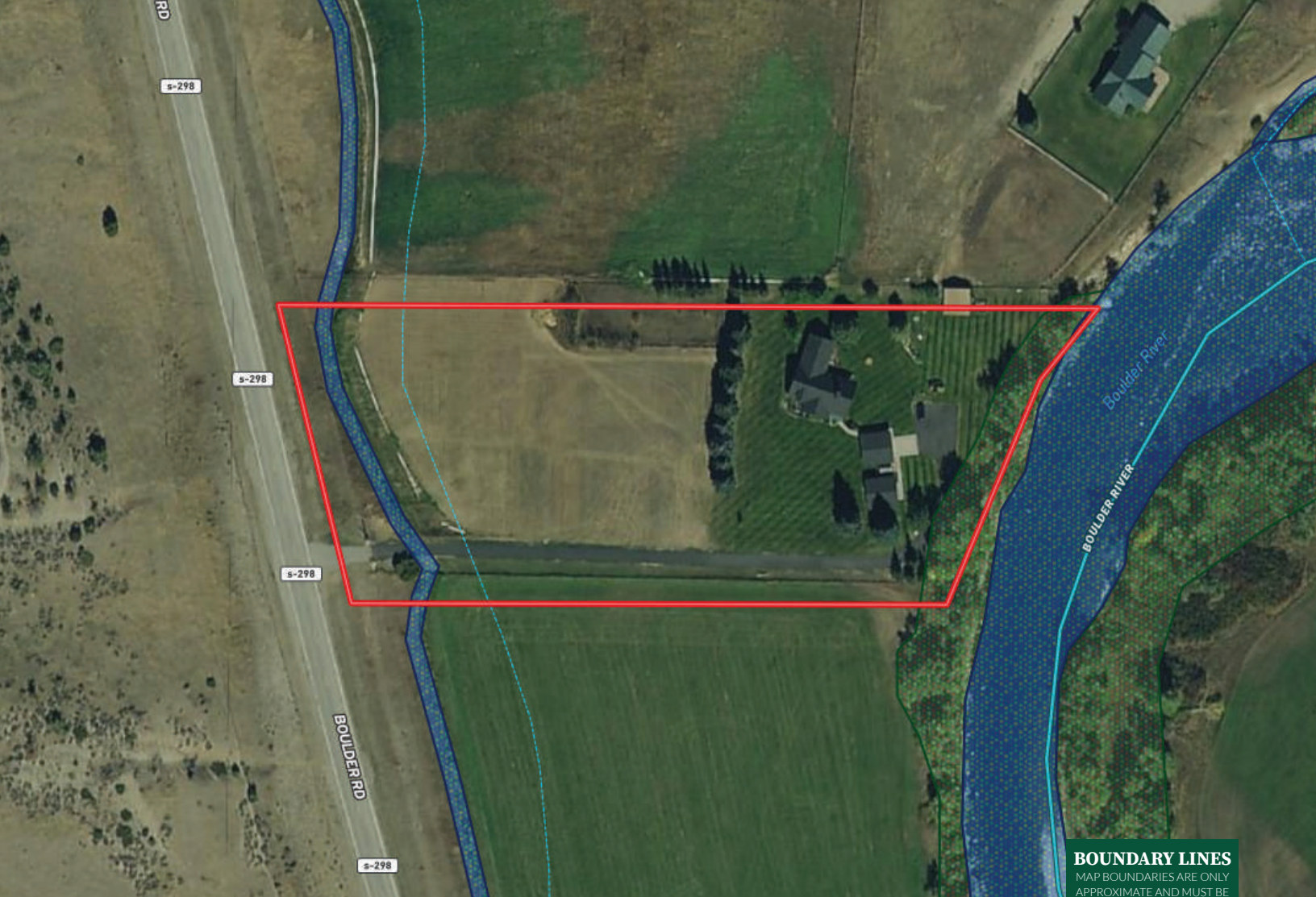
*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

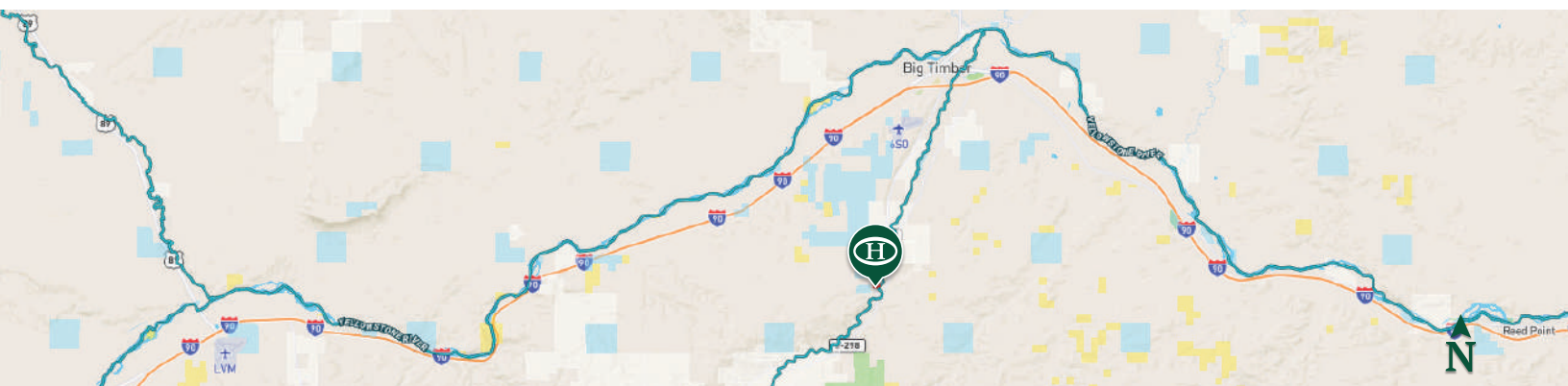
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 Boundary



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