

Moose Haven Lodge

0.96 Acres | Park County, MT | \$949,000



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Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Small Game,
Predator/Varmint, Turkey
Lodge/Resort
Outbuilding/Barn/Shed/Shop
Propane
Skiing/Snowmobiling/Snow Sports
Stream/River
Timber
Wooded
State Hunting Unit: HD-525

Land Details

Address: 9 Moose Haven Loop,
McLeod , Montana 59052, USA
Subdivision: Whispering Pines Subdivison
Closest Town: Big Timber
Total Acres: 0.96
Deeded Acres: 0.96
Elevation: 4100
Estimated Taxes: \$3,931 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Style of Home(s): Custom
Finished Sq. Ft.: 2366
Stories: 1.5
Bedrooms: 5
Full Bathrooms: 2 | Half Bathrooms: 1
Parking Types: Detached Garage, Driveway
Outbuildings: 2
Other Improvements: Guest House
Heating Systems: Electric Heaters, Fireplace
Appliances: Dishwasher, Dryer,
Refrigerator, Microwave, Oven, Washer
Flooring: Carpet, Laminate, Tile
Roofing: Asphalt, Metal
View: Mountain, Private, Scenic, Wooded



Property Summary

Tucked away among towering pines in a serene mountain landscape of the Boulder Valley is this pristine cedar-sided home in the ideal Montana getaway, just a short stroll from the National Forest Service and the famous Boulder River.

Land

This charming 3-bedroom, 1-bath home is filled with cozy rustic touches, from a gorgeous river rock gas fireplace to an extra gas stove for added warmth. Heated tile floors in the kitchen, dining and bath keep things comfortable year-round, while the screened-in porch with a built-in BBQ grill offers the perfect spot to unwind, entertain, and enjoy the peaceful surroundings.





Improvements

Fiber optics is installed to provide high speed internet; The home and shop are equipped with an emergency back-up generator. Outside, the lush lawn is maintained with underground sprinklers, while the garage and oversized shop provide ample space for vehicles, storage, and hobbies. The shop has a half bath, wood stove, and a large garage door for your ATV or Side-by-side.

Recreation

The Boulder River Backcountry Drive is a forty-seven-mile drive that leads into the heart of the Absaroka Mountains south of Big Timber, Montana. The route closely follows the Boulder River, which provides excellent fishing and, in its upper reaches, superb access. The drive, which is a one-way trip, dead-ends at a popular trailhead that lies at the edge of the Absaroka-Beartooth Wilderness Area. There are many trailheads to go hiking, hunting, or take horses for a pack trip.

The area offers plenty of big game hunting opportunities, including elk, bear, moose, deer, and mountain lion. It's not unusual to spot moose and black bears right outside your dining room window.

Highlights of the drive include Natural Falls Bridge State Monument, the Boulder River, beautiful agricultural fields south of Big Timber and superb views of the Absaroka Mountains and the Absaroka-Beartooth Wilderness Area.





General Operations

Guests and family will love the separate apartment featuring 2 bedrooms, 1 bath, a kitchenette, and a covered deck perfectly situated for taking in mountain views and spotting abundant wildlife, including frequent moose visits. The guest space is fully handicapped accessible and has a 2000 gal storage septic tank. In case of power outages, the guest home has backup generator for electricity.

There's also a garden shed to store the lawn mower and other tools.

Region & Climate

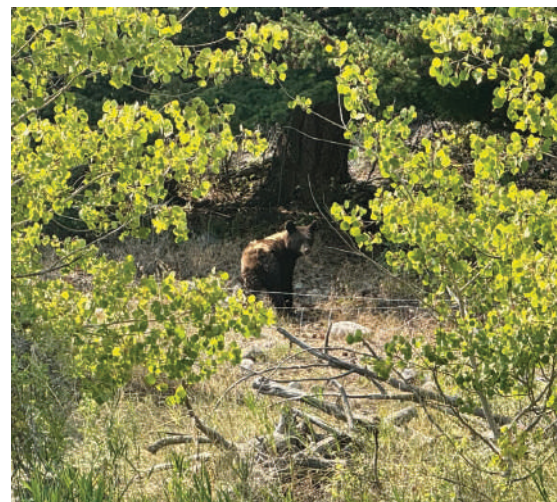
Just 45 minutes south of Big Timber, Montana, this unique property offers both privacy and convenience, with Billings and Bozeman airports less than two hours away. It's a rare chance to own a private mountain retreat with recreation, fishing, hiking, and nature right outside your door.

Location

Whether you're after a charming family cabin or a comfortable home for year-round living, this move-in-ready property is set for you to enjoy from the start.

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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 regard 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 bring buyers to purchase our properties. We offer cooperating 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."

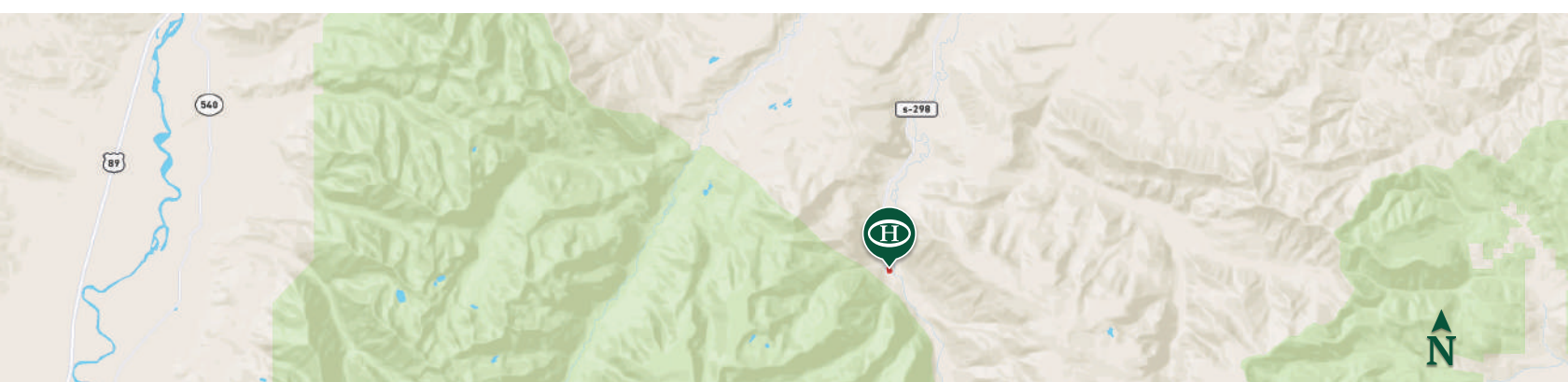


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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