

\$224,000 - 2674 S Boulder Road, Ennis

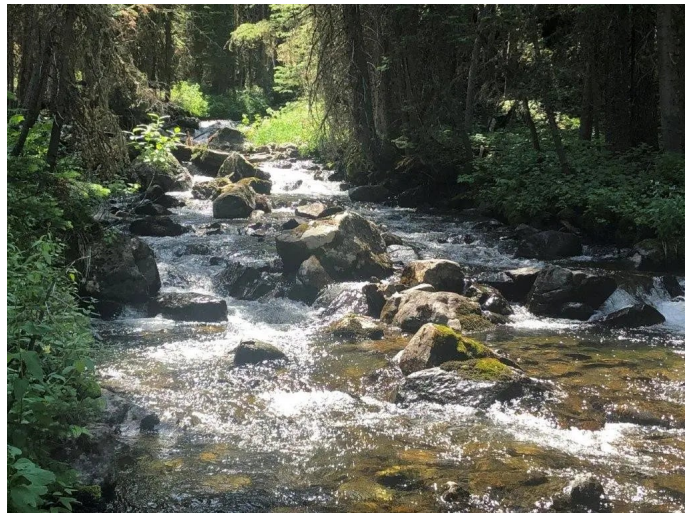
MLS® #30028514

\$224,000

Bedroom, Bathroom,
Land on 2.19 Acres

N/A, Ennis, MT

South Boulder River frontage in the heart of the Tobacco Root Mountains bordering National Forest land with a leveled cabin site already installed, fishing beyond compare, hunting, and mountain views you must see to believe. This is an EXTREMELY RARE property right on the banks of the South Boulder River; it's ready to start building, or bring your camper!! It can't be stressed enough how incredible it is to find this unique opportunity to own property right out in the heart of the Tobacco Root Mountains, which border tens of thousands of acres of National Forest lands. The Tobacco Root Mountains provide a mecca of recreation from its renowned fishing on the South Boulder River and all its pristine high mountain lakes to hiking the hundreds of miles of trails, to ATVing the jeep roads, to wildlife sightseeing and hunting, to climbing the mountain peaks and everything in between. The area has it all, and owning this fantastic property will put every bit of it right at the back door of the cabin in the mountains you always wanted to build. You'll want to order a copy of the Beaverhead-Deerlodge National Forest's Central map to plan your days and weeks of hiking, fishing, hunting, biking, and ATVing. The Montana mountain wildflowers here are phenomenal, too. There's so much to see and enjoy. The views are breathtaking, and the setting is one you'll have to see and experience to believe. Build your cabin right near the edge of the South Boulder River,



where you can see the river easily access the tumbling waters and hear the sounds of mother nature pouring by 24 hours a day/7, days a week. Or, for now, pull your camper in or put up your tent and start enjoying this amazing setting right away. You can fish for cutthroat and brook trout right in the river on your very own property, then go up and down the river onto all the National Forest lands and keep right on fishing. The river pours out of numerous high mountain lakes chock full of trout. Lakes like Brannan Lake, Sailor Lake, Lake Louise, Lost Cabin Lake, Globe Lake, and more are here to be fished and enjoyed. These are pristine and picturesque high mountain lakes with mountain peaks jutting up right from their shores. It's the perfect background setting for your high mountain South Boulder River recreational property. The property also has a fresh Montana mountain stream and river running right through it. Enjoy it all. This will be the legacy property you hand down for generations to come, and your family will be glad you took advantage of this amazing opportunity when you did. Moose, elk, and mule deer call the property home, and the high mountain peaks hold mountain goats and even more wildlife. You can hunt the mountain slopes or hike, take pictures, and enjoy the wildlife below and above the tree line. The spruce, fir, and pine forests here provide cover and shade for your property, the streams, rivers, lakes, and wildlife. Being up at the higher elevations where the property sits, it's cooler here than down in the valley bottoms in the summer, too. And the cool splashing waters of the river and the shade of the trees all around you will provide even more comfort from those hot summer days. This is strictly an off-the-grid recreational property for summer and fall use, as it's way back in the mountains on a mountain road and gets too much snow for year-round living. It's certainly possible to snowmobile during the winter and spring

months to visit your property and the cabin you build for Christmas, New Yearâ€™s, or a few weeks or weekends. Itâ€™ll be that happy place you go for peace and solitude, and you wonâ€™t want to leave once you get there. Where can you find a property like this with South Boulder River frontage bordering the National Forest with a leveled cabin site in the forest and such amazing fishing opportunities, hunting, and mountains right outside your legacy property, the answer is right here.

Essential Information

MLS® #	30028514
Price	\$224,000
Acres	2.19
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	2674 S Boulder Road
Subdivision	N/A
City	Ennis
County	Madison
State	MT
Zip Code	59729

Amenities

View	Meadow, Mountain(s), Creek/Stream, Valley, Trees/Woods
Is Waterfront	Yes
Waterfront	River Access, Waterfront

Additional Information

Date Listed	June 14th, 2024
Days on Market	479