



# The Grey Cliff Ranch

Big Timber, Montana

\$1,250,000

**Offered Exclusively By:**  
***Sonny Todd Real Estate***

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# The Grey Cliff Ranch



## AGENTS NOTE:

Peace, quiet and privacy just 15 minutes from one of Montana's finest restaurants, "The Grand" in Big Timber. The Hideaway is a 677+/- deeded acres that has been managed for wildlife, including trophy elk & deer. Improvements are a 4,000+/- sq. ft. custom home with 4 bedrooms & 3 full baths, a covered patio with native stone floors, 2 garages and a 16' x 40' heated pool. A 60 x 120 indoor arena, a historical horse barn and fixer upper homestead log cabin. New corals & arena. Next to new exterior & interior horse fencing throughout the Hideaway. 100 to 150 tilled hay meadows. The terrain is rolling with some tree cover.



*Justin Todd*  
(406) 223-5263

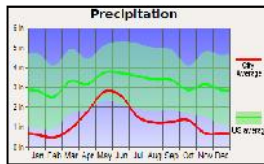


*Logan Todd*  
(406) 930-3673



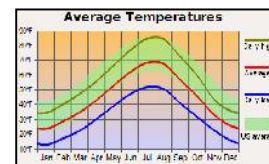
*Sam Phares*  
(406) 930-0192

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**Taxes: \$4,110.**

**Elevation: 4,089'**







#### **LOCATION:**

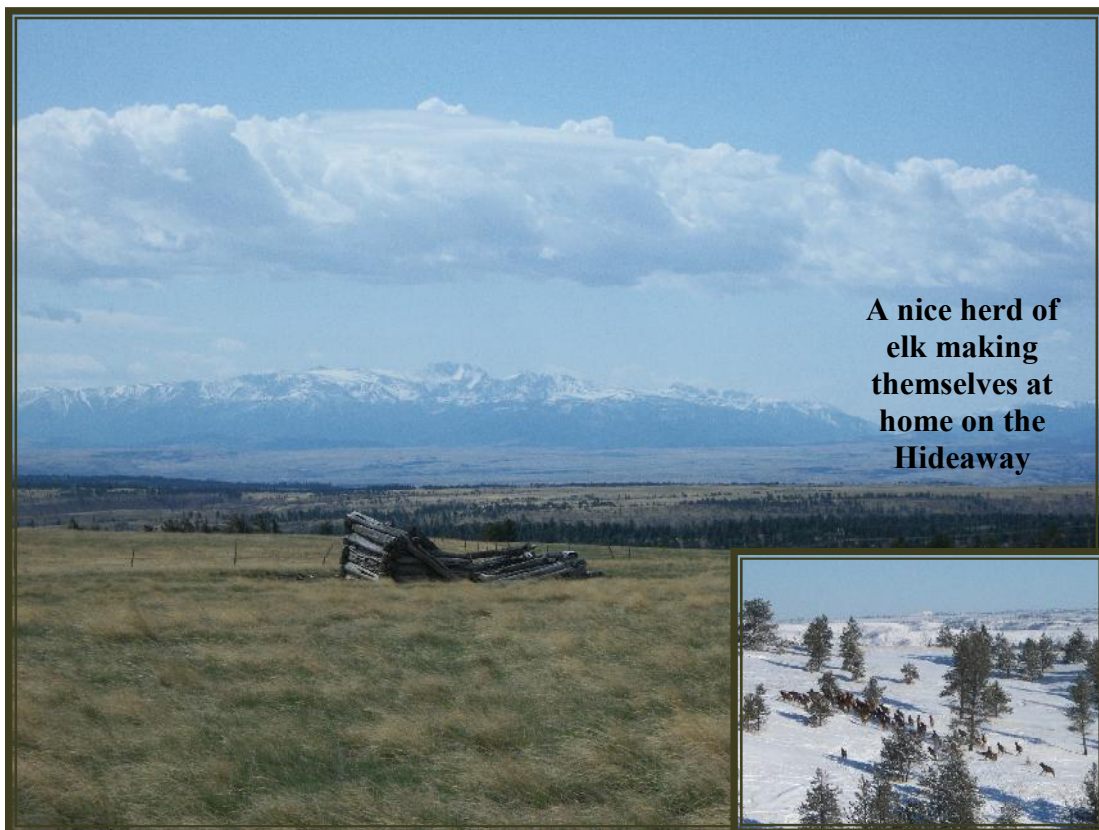
**37 GREY CLIFF LN.:** Located approximately 10 miles east of Big Timber.

**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, optometrist, 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 Frosty Freez, motels, bed and breakfasts, movie theater 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 70 miles to the east, 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 70 miles west 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.

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## Montana

Sonny Todd Editorial

I 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.

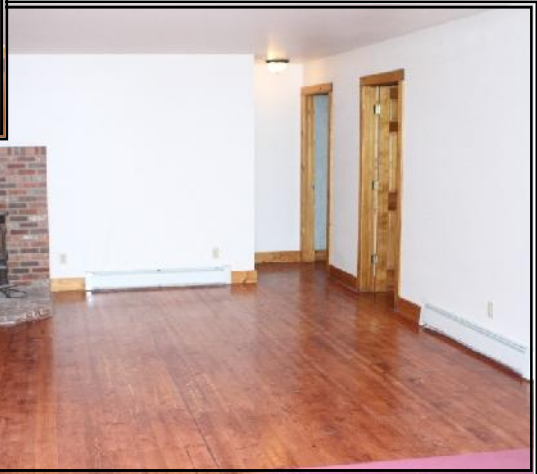
Montana is the land of snow-capped mountains, pristine wilderness areas, sparkling rivers and streams, and golden wheat fields all under 'The Big Sky.'

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









# Montana "The Best Last Place."

