

ON THE BANKS OF THE YELLOWSTONE

On the Banks of the Yellowstone

Big Timber, Montana

\$1,550,00.00

Price Reduced

Offered Exclusively By:
Sonny Todd Real Estate

301 W First, PO Box 788

Big Timber, MT 59011

Office: (406) 932-6668

Toll Free: 1-866-932-1031

Fax: (406) 932-4838

info@sonnytoddrealestate.com

www.sonnnytoddrealestate.com

On the Banks of the Yellowstone



AGENTS NOTE:

On the Banks of the Yellowstone is comprised of a gorgeous 7,504 sq. ft. custom home and 51+/- acres with the mighty Yellowstone River & Otter Creek running by the front door. The property has 33 acres that are irrigated by either the three span Valley pivot or wheel line. Outbuildings include a large 48' x 60' heated shop, very functional 48' X 40 horse barn with seven stalls and a tack room, and a 30' X 48' pole barn that you pass first on your way into the property. Upon arriving at the estate besides the breathtaking views up and down the Yellowstone River you will notice the roads are paved from town 3.6 miles all the way to the front door. Once inside the home it is almost as if the views have not changed. The kitchen has been strategically aligned with the flow of the river to capture everything it has to offer.



Logan Todd
(406) 930-3673

DESCRIPTION:

Acreage:

51.8+/- Deeded Acres

Elevation:

4,000 ft.

Taxes: \$3,695.88

Well: 50 Gpm



Above is the 30' X 48' pole barn.

To the right is the 48' X 60 ' insulated shop with overhead radiant heat and pellet stove.

Below is the 48'X40' horse barn that has seven horse stalls and tack room all under one roof.



Water & Mineral Rights: All now held by owner will transfer.



LOCATION:

Subject Property: Located approximately 7 miles north of Big Timber, Montana in Sweet Grass County.

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 87 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 62 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.



Montana

Sonny Todd Editorial

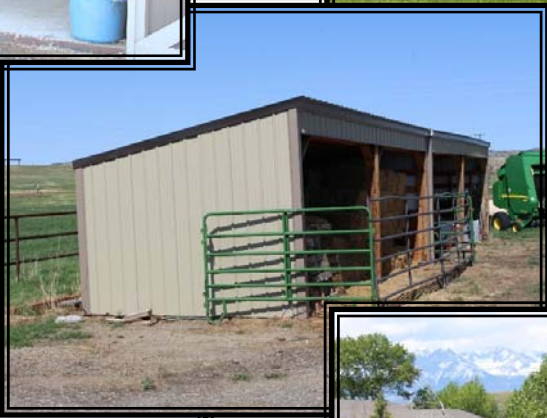
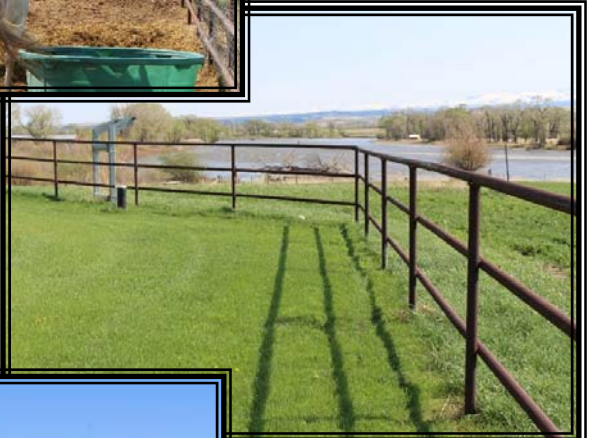
“The Best Last Place”

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.'

We welcome you to share and enjoy "*The Best Last Place*," Montana.







CONCLUSION AND SUMMARY:

Comfortable, convenient living can be had at the On the Banks of the Yellowstone. The expert craftsmanship of the home, outbuildings and the setting along Otter Creek and on the banks of the Yellowstone River is a true find in Montana. The current owners typically hay the property one time and graze six horses year around on the property comfortably. The location on all paved roads is very unique for the area and only being about an hour from both Billings and Bozeman makes this find nearly one of a kind. For any further questions please look at it on our website at sonnytoddrealestate.com or give Justin or Logan a call.

PRICE: \$1,550,000

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.



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