



Yellowstone River Opportunity

Big Timber, Montana

\$449,000.



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

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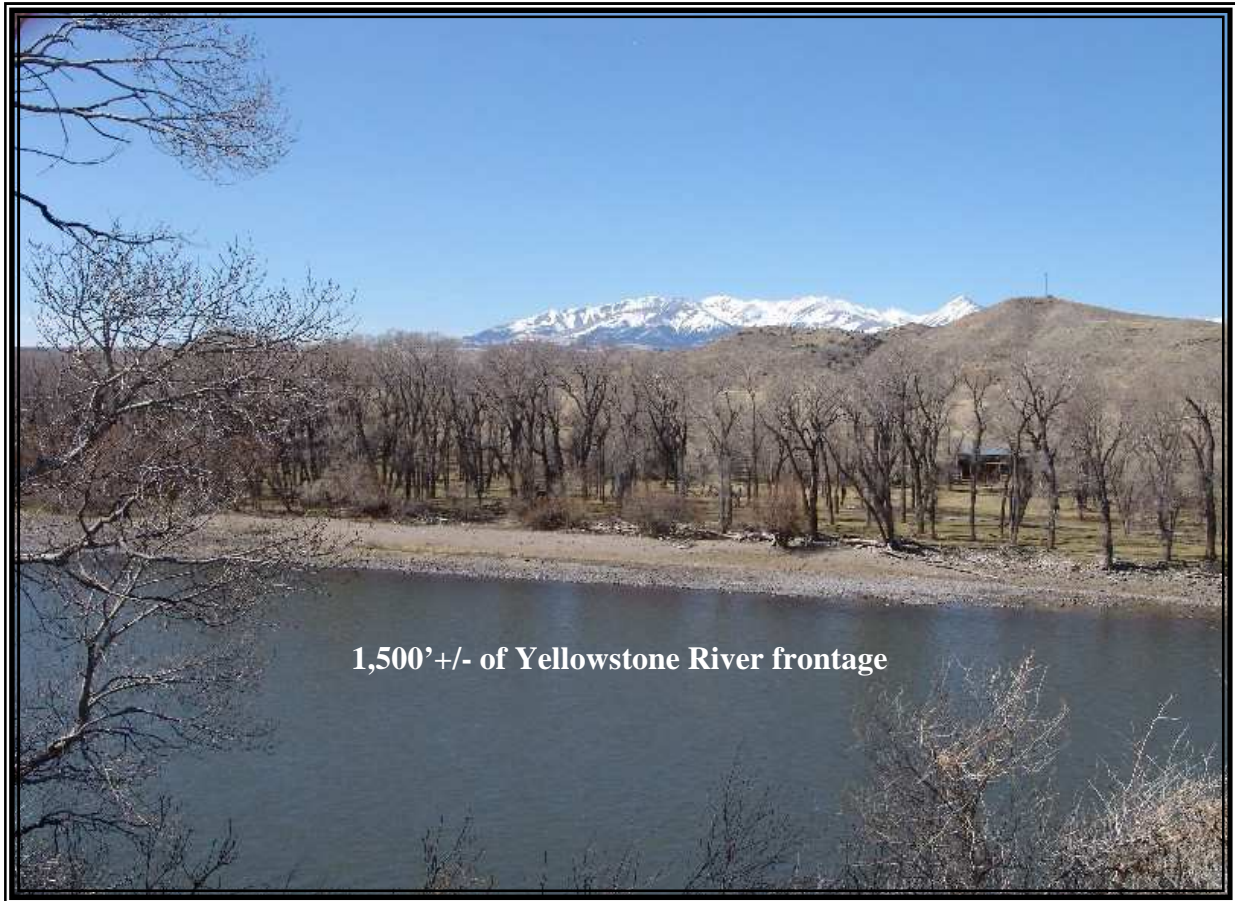
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Yellowstone River Opportunity



1,500' +/- of Yellowstone River frontage

AGENTS NOTE:

12+/- acres of fisherman paradise on the banks of the Yellowstone River. There is 1,500' of Yellowstone River frontage and great views of the Crazy Mountains and the Yellowstone Valley. The acreage has a modest home and outbuildings on the property with mature landscaping & a large yard.



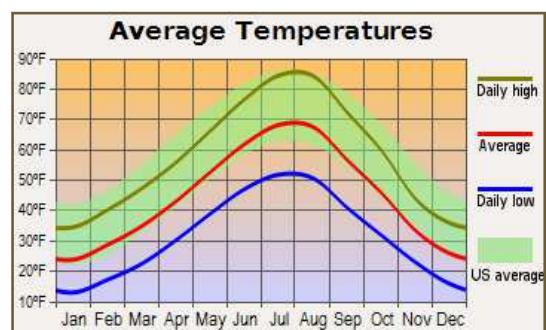
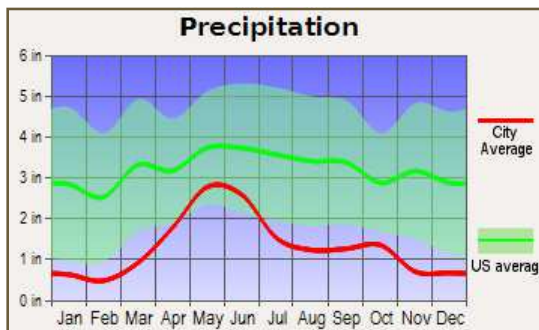
Mary Ann Duffey
(406) 930-6607

DESCRIPTION:

Acreage:
12+/- Total Acres

Elevation: 4,492'

Taxes: \$1019



Water & Mineral Rights: Seller will convey all owned water and 50% of the mineral rights currently held by owner pertaining to subject land. Water rights shall transfer, subject to all decisions of the Montana Water Court Adjudication proceedings.



LOCATION:

YELLOWSTONE RIVER OPPORTUNITY: Located north of Big Timber on Hwy. 191, on the Yellowstone River.

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. The name Big Timber came from Lewis & Clark when they used the big Cottonwood trees along the Yellowstone River to make their dugout canoes for their journey south. Big Timber features a school system which offers K-12, clinic, nursing home, Medical Assistance Facility, optometrist, dentist, car dealership, barber and beauty shops, a quilt shop, 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, bowling alley 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

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 legends, but 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.*"





**Modest home & out-
buildings on the 12+/-
riverfront acres.**





SUMMARY & CONCLUSION:

Whether you are a avid fisherman, appreciate seeing wildlife in their natural habitat or enjoying hearing the sound of the Yellowstone River as it passes by on its long journey through Montana, this 12+/- riverfront acres is just the property for you. Not to mention the business opportunities this acreage could provide with extra room to sell a couple of home sites or run a bed and breakfast retreat. We invite you to share the Yellowstone River Opportunity with us this year, to see for yourself why it is one of the best in “The Best Last Place”.

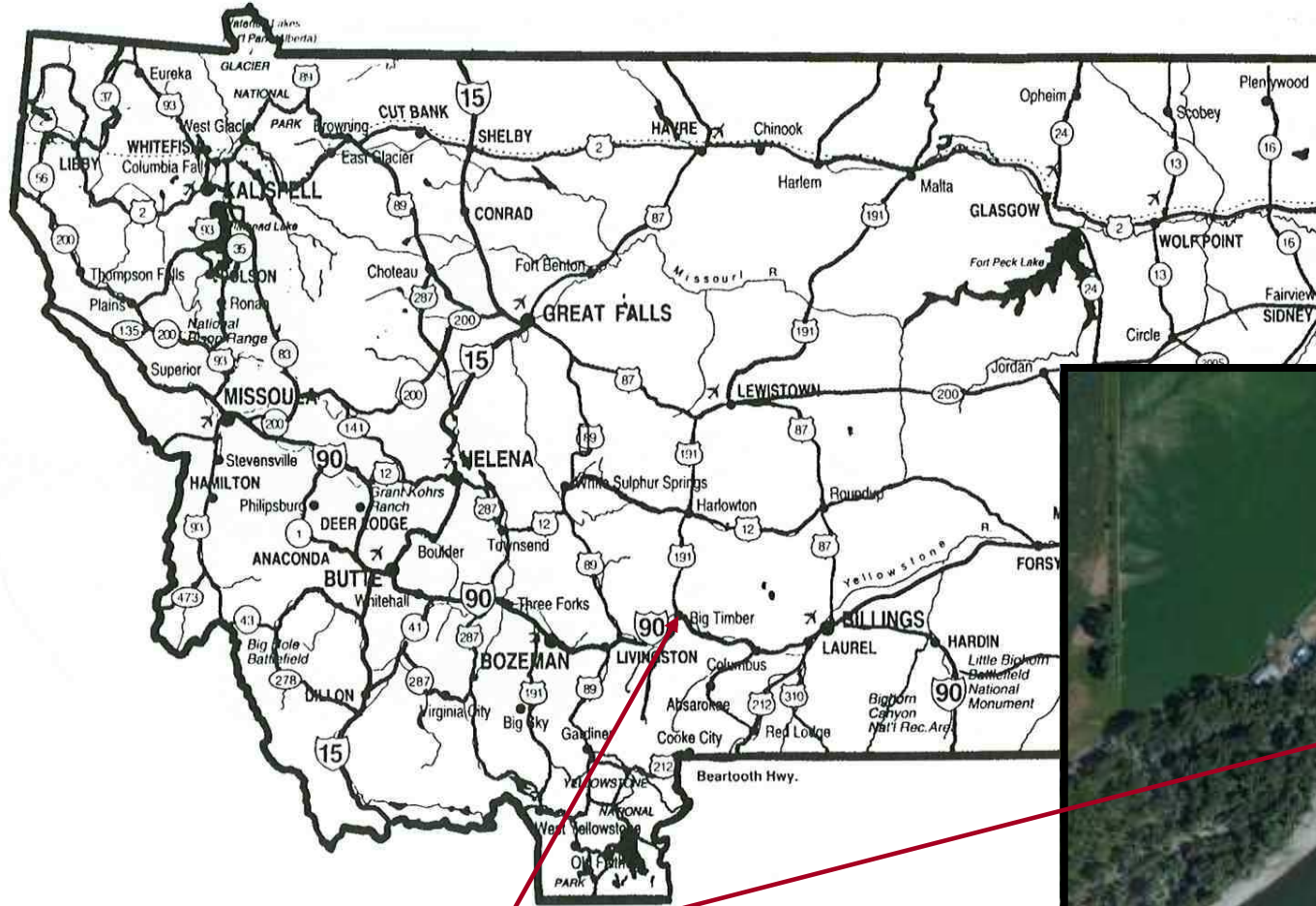
PRICE: \$449,000.



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.

Montana "The Best Last Place!"



*Yellowstone River Opportunity
12+/- Riverfront Acres
Big Timber, Montana*



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