

# *Sonny Todd Real Estate*

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## 2 Overland Drive

Big Timber, Montana

**\$310,000.**

This 3 bedroom, 2 bath house has a two car detached garage and a landscaped yard. There are two wells on the property and underground sprinklers. This 2,067+/- sq. ft. home was built in 1999 and sits just outside of town between the Boulder River and the Overland Golf Course on 1+/- acre. This house is in very good condition and in a great location.



***Mary Ann Duffey***  
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**Notice:** The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers 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.

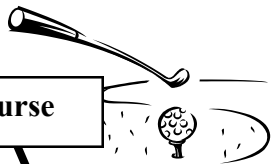


**Taxes:** \$1,553.

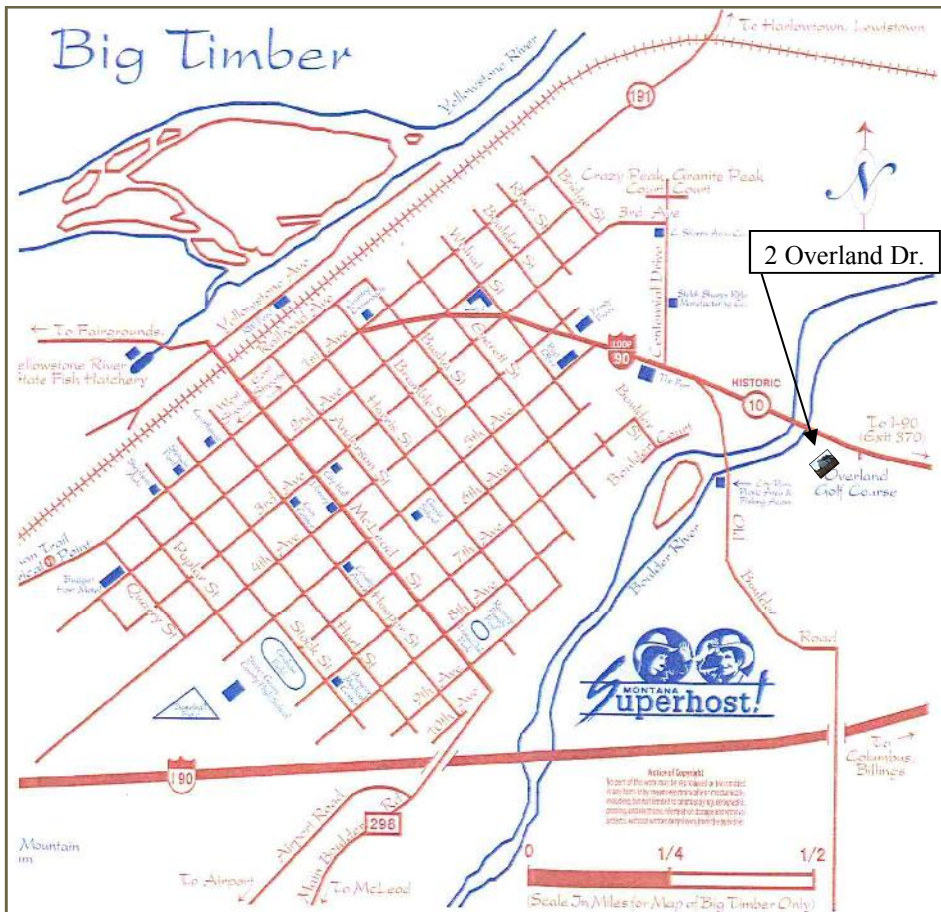
**Elevation:** 4,400.



**Golf Course**



**Big Timber has much to offer as a small comfortable Montana town.**



**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, 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, bowling alley and a paved airport capable of facilitating most any private aircraft.

