



# 509 McLeod

Big Timber, Montana

**\$179,000.**

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

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## AGENT'S NOTES:

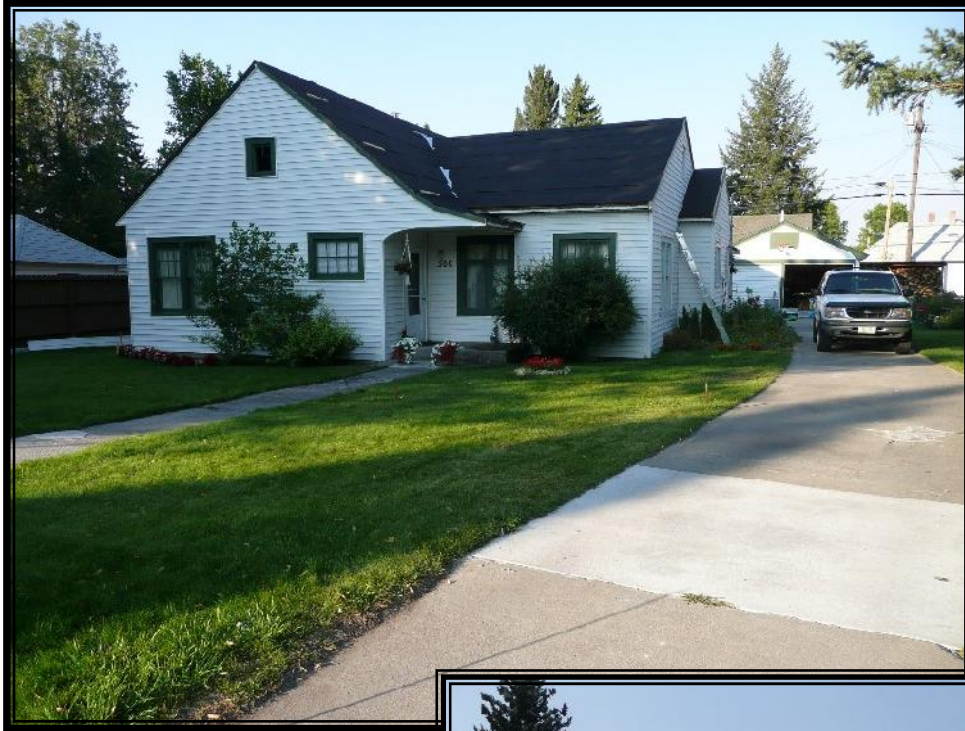
Well kept home in a great neighborhood. Close to schools, downtown, library, grocery store and park. There is new siding, windows, roof and city water line. The home has 2 bedrooms and 1 bath on the main floor and 2 bedrooms and 1 bath upstairs. Efficient hot water heat plus a wood stove in the family room. The home has original charm, with many updates already done. The property has underground sprinklers, is landscaped, has a back-yard deck and privacy fence, detached 2 car garage and is move in ready!



*Mary Ann Duffey*  
(406) 930-6607

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#### DESCRIPTION:

**Bedrooms: 4**

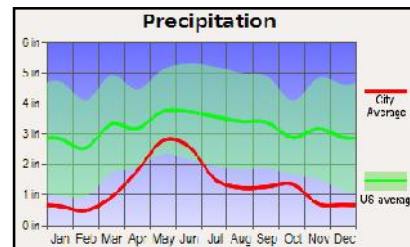
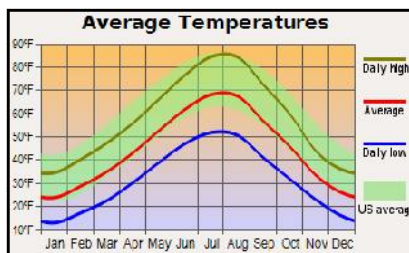
**Baths : 2**

2,273 sq. ft.

Detached garage

**Taxes: \$1,041.**

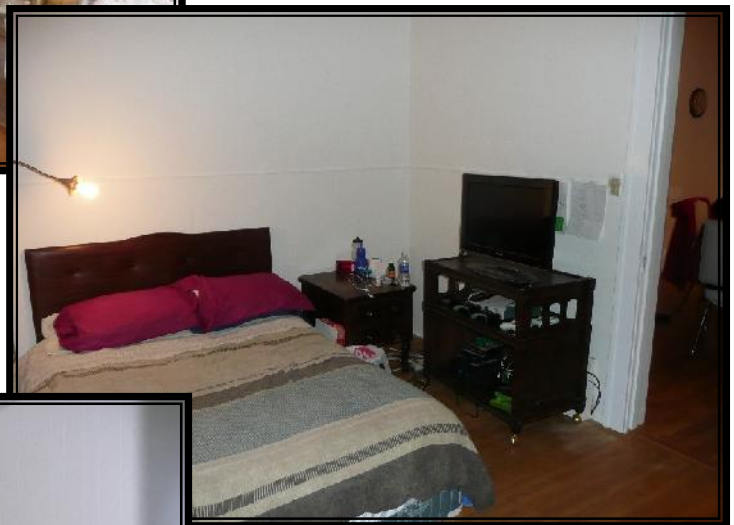
**Elevation: 4,089'**



**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.













## **SUMMARY & CONCLUSION:**

This area has beautiful views of the surrounding mountain ranges, access to the most sought after fishing in the country, local wildlife and a golf course nearby. Recreational opportunities in this area are endless.

The community of Big Timber is becoming one of the most sought after areas in Montana because of our rural culture and quality western way of life. We welcome you to become part of “The Best Last Place”, Montana.

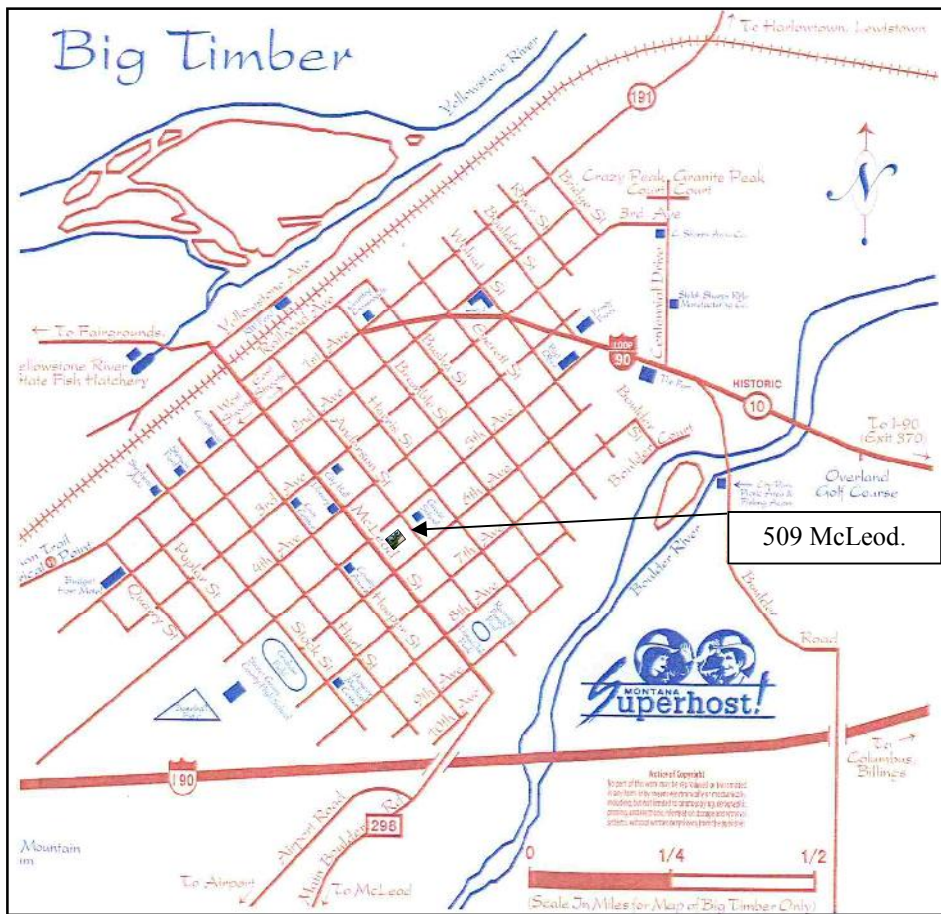
**PRICE: \$179,000.**

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

