

# Dry Fly on the Yellowstone

Big Timber, Montana

\$595,000.



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

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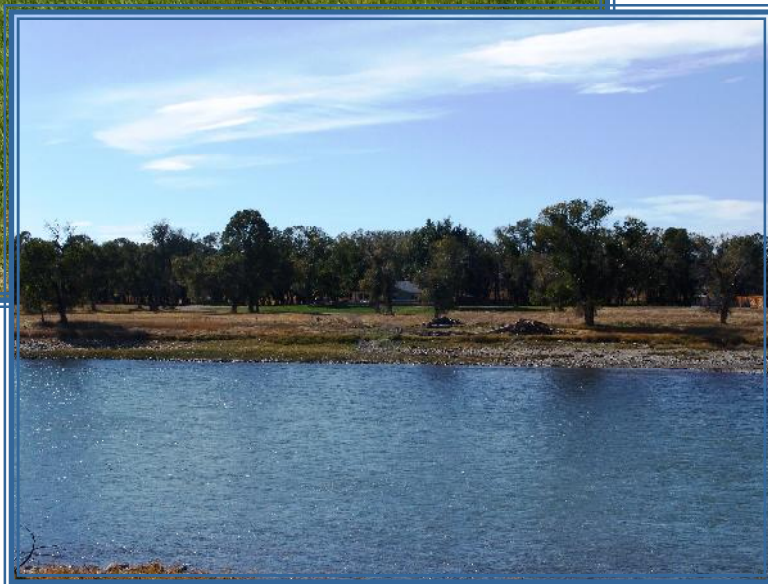
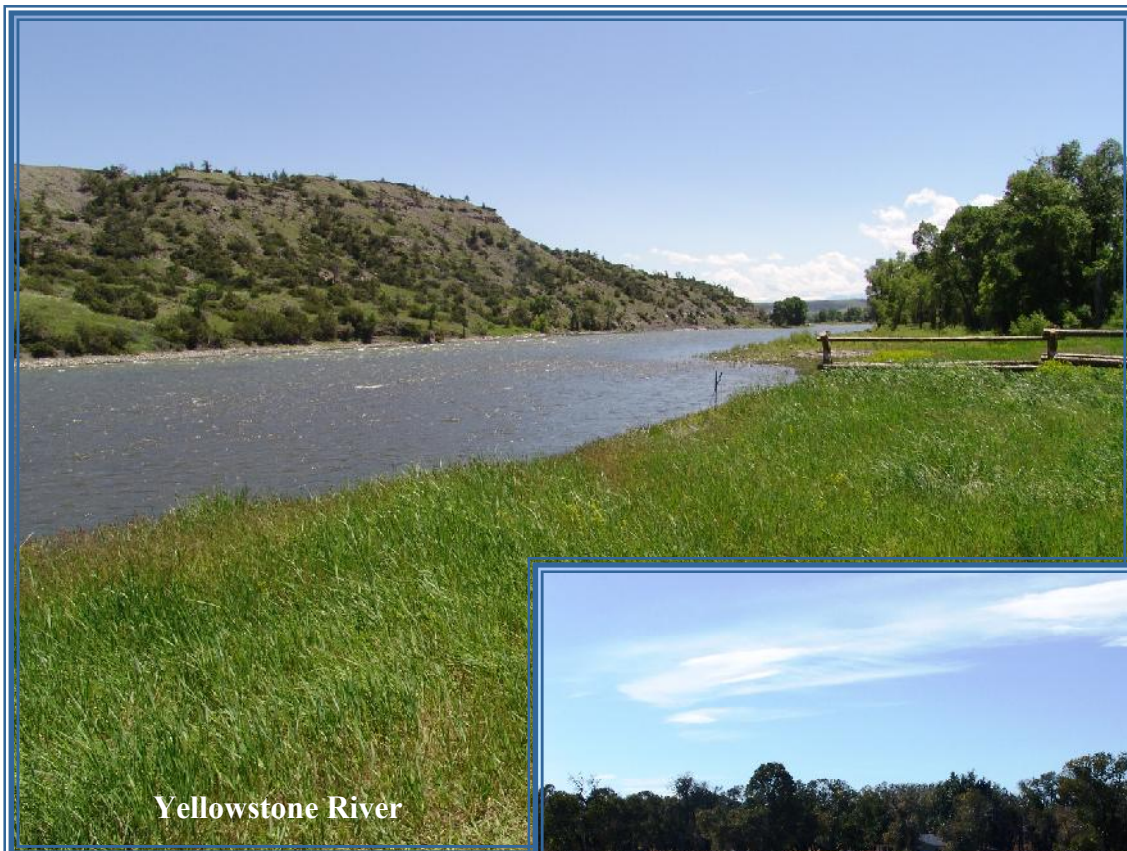
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**AGENTS NOTE:**

This 156+/- acre property is a beauty. Located just 3 miles east of Big Timber, with approximately a half mile of Yellowstone River frontage. There is an abundance of wildlife on the ranch including, mule and whitetail deer, turkey, fox, waterfowl and upland birds. A wetlands area insures wildlife habitat for perpetuity. Blue ribbon trout fishing from the property. A jack-leg fence surrounds the acreage. This is a must see for any fisherman or just someone wanting a little privacy and seclusion. Broker Owned.

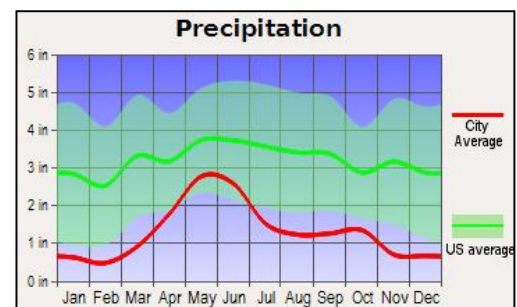
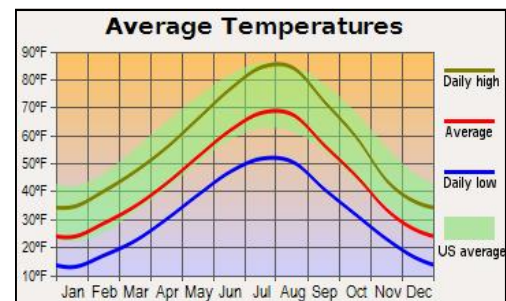
**Justin Todd**  
**Cell (406) 223-5263**



**Acreage:**  
156+/- acres

**Elevation:**  
4,000 ft.

**Utilities:**  
Power, buried telephone and propane



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



**LOCATION:**

**YELLOWSTONE DRY FLY:** Located approximately 3 miles east of Big Timber, with deeded frontage 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 and beauty shops, a quilt shop, churches, grocery and clothing stores, museums, art galleries, establishments offering fine food from the Frosty Freez to the nation-ally acclaimed "Grand Hotel", 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.

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## Montana

Sonny Todd Team 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.'

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



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**Some of Montana's best  
fishing is right here on  
the Yellowstone River.**



**Views from the  
property.**







### **SUMMARY & CONCLUSION:**

This property has beautiful views of the surrounding mountain ranges, access to the most sought after fishing in the country, local wildlife, privacy and seclusion. 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: \$595,000.**

**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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*Montana "The Best Last Place."*

