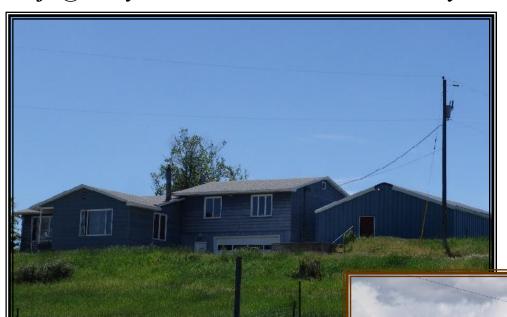
Sonny Todd Real Estate

301 West First, P.O. Box 788, Big Timber, MT 59011 Telephone: (406) 932-1031 ~ Fax: (406) 932-4838 info@sonnytoddrealestate.com ~ www.sonnytoddrealestate.com



31 Brakke Lane
Big Timber, MT

PRICE: \$300,000.

7+/- acres with irrigation and 3 beds/2 bath home with 30' X 51' shop. All just within minutes of Big Timber. Private setting with views of the Yellowstone River Valley, Crazy and Beartooth Mountains. Year round spring and lean-to for your pets. Excellent place for a 4-H family.



Mary Ann Duffey (406) 930.6607

YELLOWSTONE



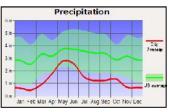
DESCRIPTION:

Taxes: \$1900.

Elevation: 4,400'

House: 3BR/2BA

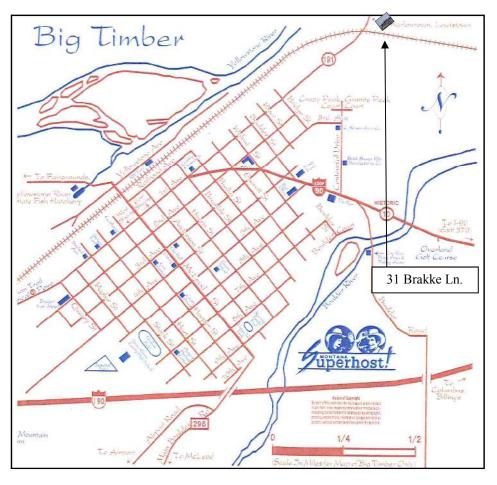






Average Temperatures

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, 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.

