Sonny Todd Real Estate

301 West First, P.O. Box 788, Big Timber, MT 59011 (406) 932-6668 or (406) 932-LAND Fax: (406) 932-4838 info@sonnytoddrealestate.com ~ www.sonnytoddrealestate.com Toll Free: (866) 932-1031



800 <u>F</u> 3rd Big Timber, MT \$68,000

The perfect small house for a couple or single person. Snow birds? The lot has room to park your RV. Great investment property. Mature landscaping adds to curb appeal and privacy. Home is clean and well maintained. Wood floors in living and dining room. Washer/Dryer included. New roof in the last year. Private deck/patio out the back door. Large storage shed with water hookup available.

MaryAnn Duffey Cell (406) 930-6607

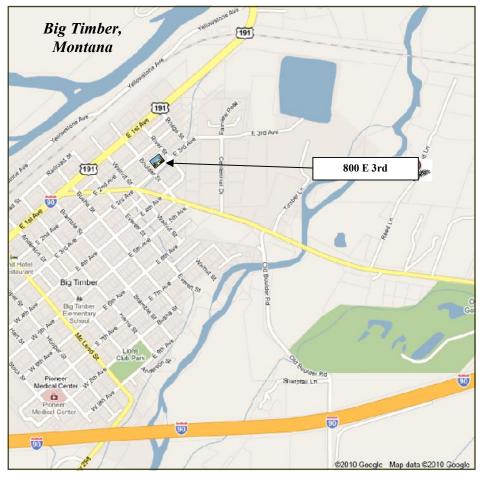


Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.





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.

