



Seven Mile Creek Ranch

Big Timber, Montana

\$360,000.

Offered Exclusively By:

Sonny Todd Real Estate

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Seven Mile Creek Ranch



240+/- acres with panoramic views of the Crazy & Beartooth Mountain Ranges. Good year round access, just 10 minutes from downtown Big Timber. The property has strong native grasses & a small portion of irrigated acres makes this a desirable property for raising live-stock. Utilities are ran to the well and old school house that was moved onto a foundation on the property. This is a great opportunity to own your private ranch in Montana, "The Best Last Place". This property is a good investment as it has the possibilities for additional development in the area it is located in.



Justin Todd
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DESCRIPTION:

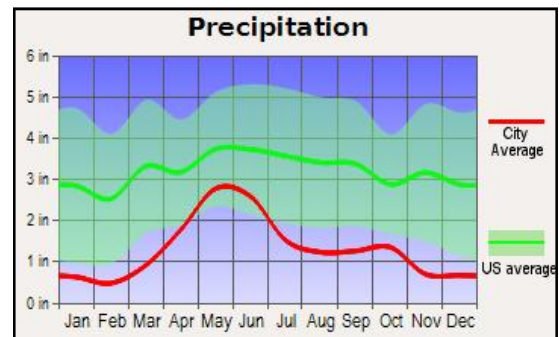
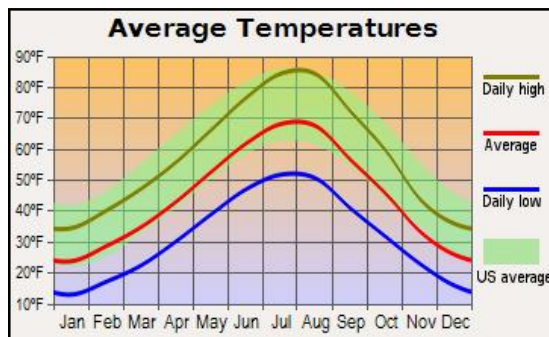
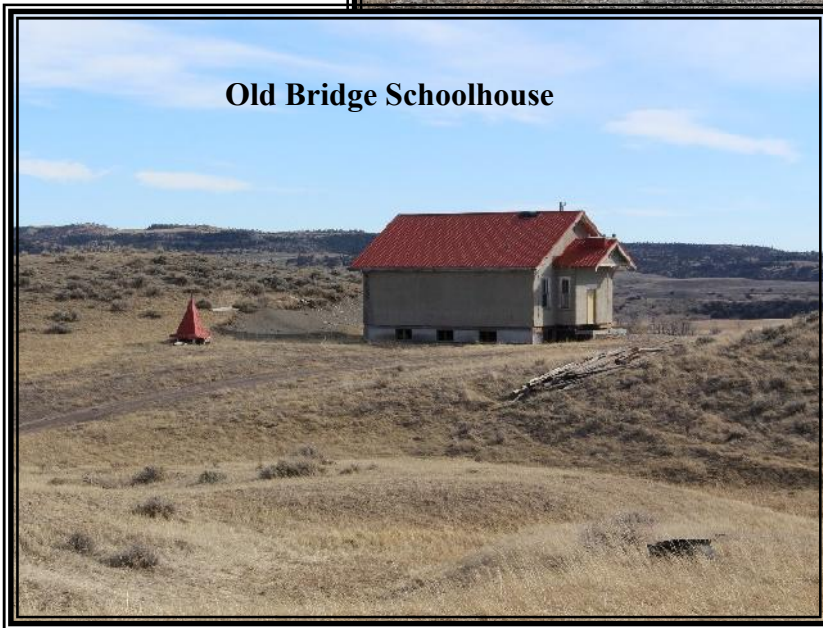
Acreage:
240+/- acre parcel

Elevation:
4,300-4,500 ft.

Taxes: \$128



Old Bridge Schoolhouse



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



LOCATION:

SEVENMILE CREEK RANCH: Located approximately 10 miles north of Big Timber, on Howie Road.

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, car dealership, 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. 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.



Montana

Sonny Todd Team Editorial

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.





A real rural Montana feel,
with plenty of wildlife
and unobstructed views of
the Crazy and Beartooth
Mountains.





SUMMARY & CONCLUSION:

If you have wanted your own pastoral piece of the Montana Big Sky, this could be what your looking for. Antelope, deer and upland birds abound on the properties. Panoramic views of the Yellowstone Valley, several mountain ranges, plus the ranching community of Big Timber.

PRICE: \$360,000.

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.

Sonny Todd Real Estate

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