



BEARTOOTH MOUNTAINS

Duck Club

Big Timber, Montana

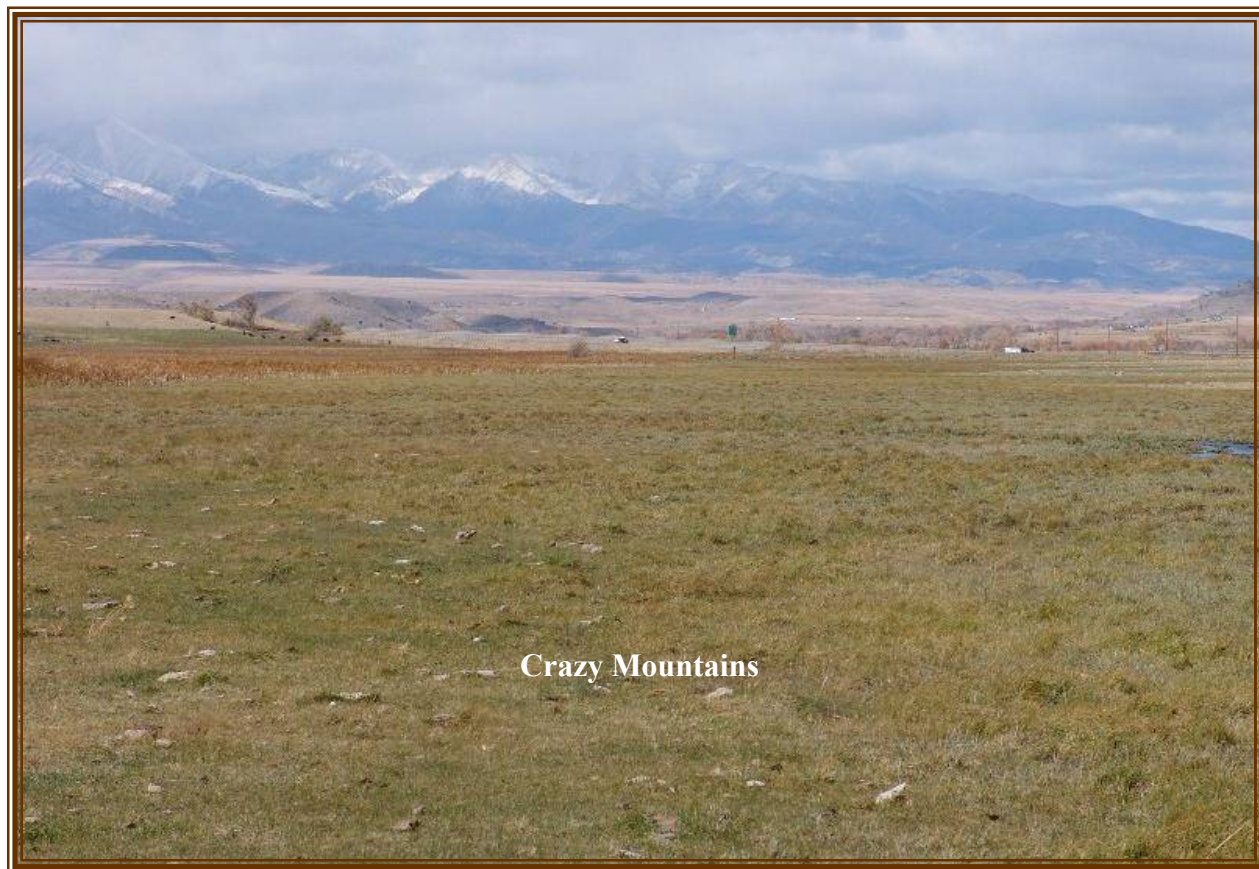
\$400,000.

Offered Exclusively By:
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Duck Club



AGENT'S NOTE:

This 158+/- acre ranch is located approximately 5 miles east of Big Timber, Montana. Big Timber is located just 81 miles west of Billings. Excellent views of the Yellowstone Valley, the Crazy Mountains and the Beartooth Mountains. Most of the property is sub irrigated with several springs rising on it, plus it has a 35 miners inch water right out of the Boulder River.



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DESCRIPTION:

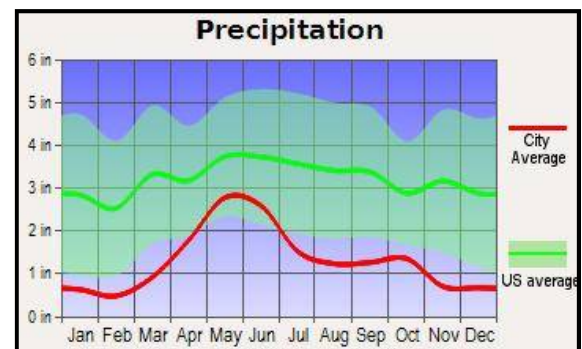
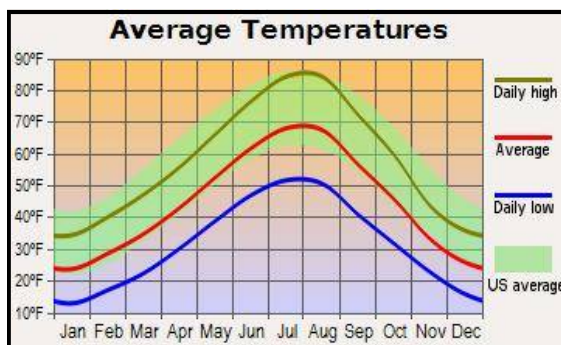
Acreage:

158+/- total acres

Elevation:

4,300-4,500 ft.

Taxes: \$372.



Water & Mineral Rights: Owner's own most of the mineral rights and all now held by owner will transfer.



LOCATION:

DUCK CLUB: Located 3 miles east of Big Timber on South Frontage Rd.

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

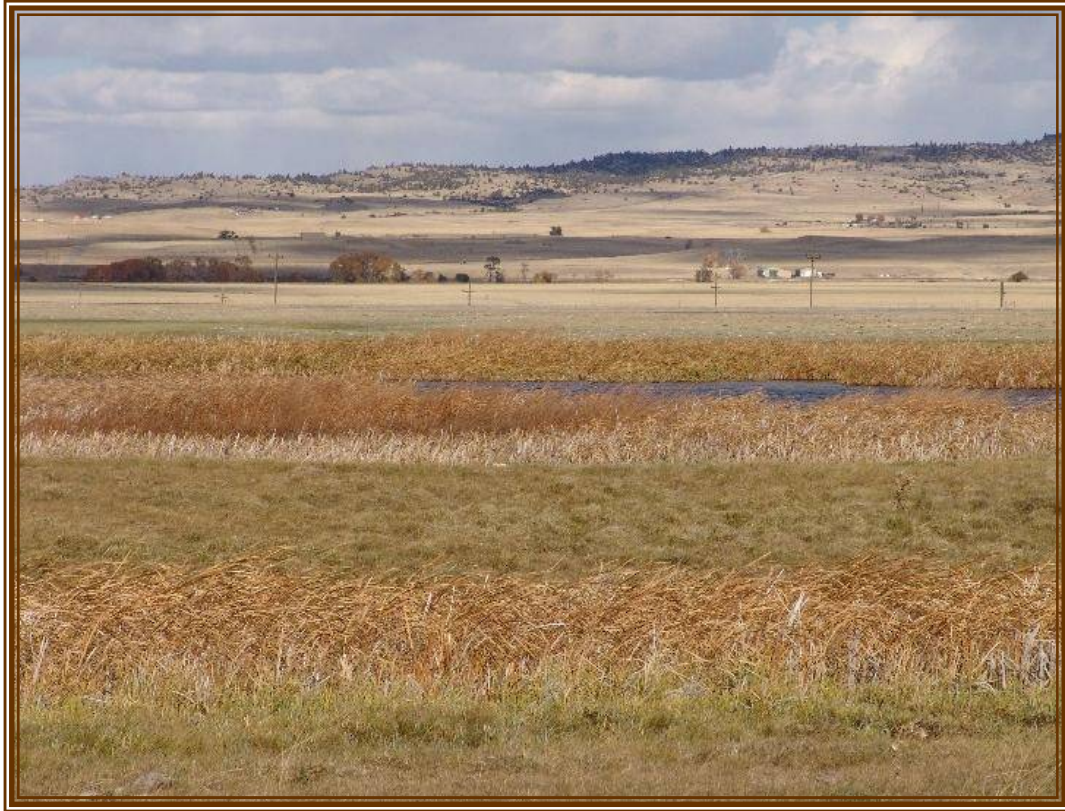
Sonny Todd Team Editorial

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 legends, but 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.'

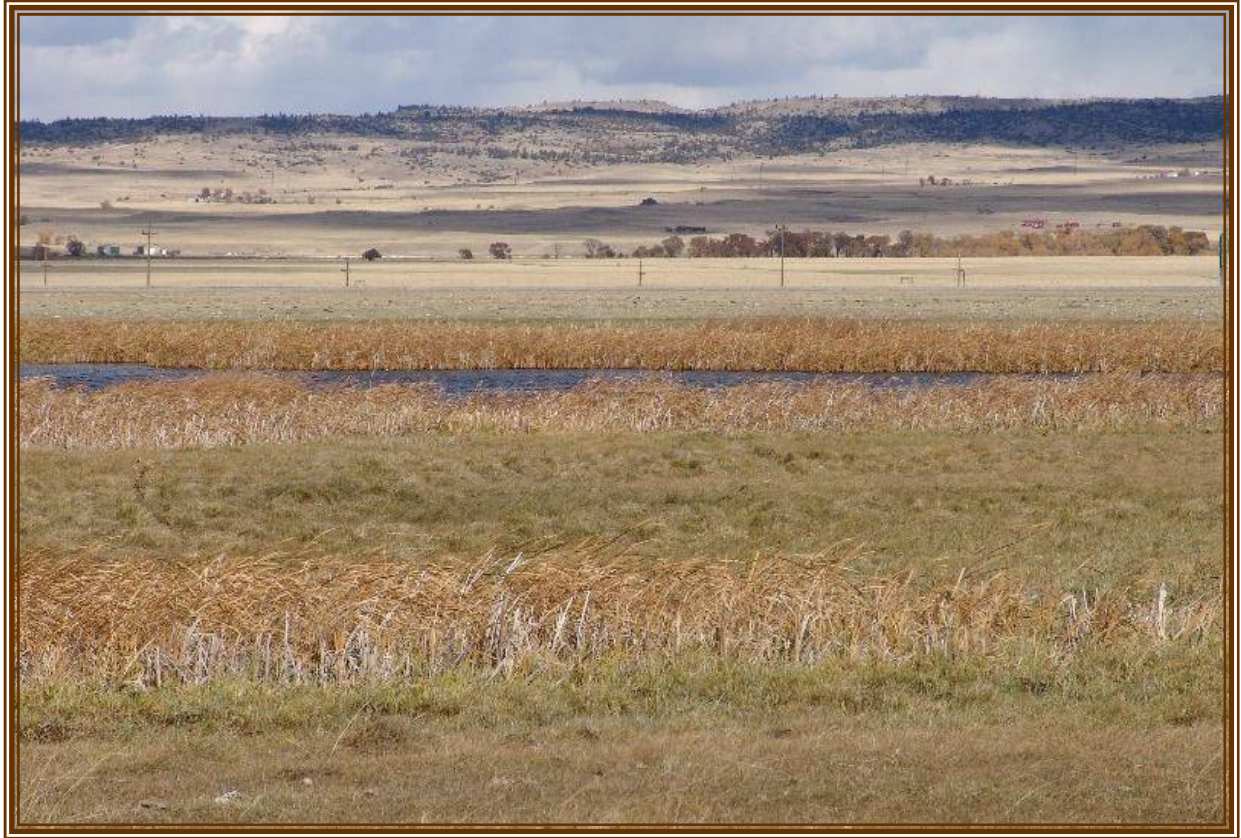
Welcome to "*The Best Last Place*."





The Duck Club has ducks, geese, antelope, & whitetail deer. It derives it's name from a group that used to use it for duck hunting.





SUMMARY & CONCLUSION:

The Duck Clubs is a very productive property that produces a lot of livestock forage with minimal labor because of the sub irrigation. It is also located in the heart of the North Western World Class destination attractions, including Yellowstone National Park, West Yellowstone, Big Sky, Cody, Wyoming & the Yellowstone River, the longest free flowing rivers in the lower 48 states. Come, see, enjoy, relax and become a part of the Montana, “The Best Last Place”.

PRICE: \$400,000.



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.

Montana "The Best Last Place."

