

Taste of Montana

Big Timber, Montana

\$3,800,000.

Offered Exclusively By:

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Taste of Montana



AGENTS NOTE:

Taste of Montana is 870+/- deeded acres that offers the total Montana package. 2 miles of Yellowstone River frontage, very productive sprinkler irrigated cropland, views of the Crazy and Beartooth Mountains. This is a neatly kept and well facilitated livestock operation. Taste of Montana has an unbelievable amount of Montana wildlife plus ducks, Canadian geese and pheasant. It has been under the same ownership and management for over 20 years and the good land stewardship shows. Sonny Todd Real Estate is looking forward to sharing the Taste of Montana with you in the near future.



Sonny Todd
(406) 930-6668



Justin Todd
(406) 223-5263

DESCRIPTION:

Acreage:

350+/- Irrigated Cropland

870+/- Total Acres

Elevation:

4,100'-4,300'

Taxes: \$12,368

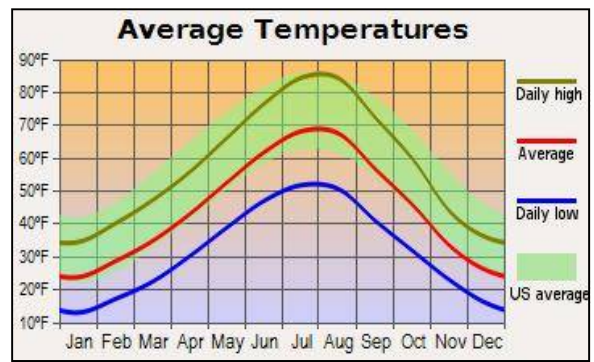
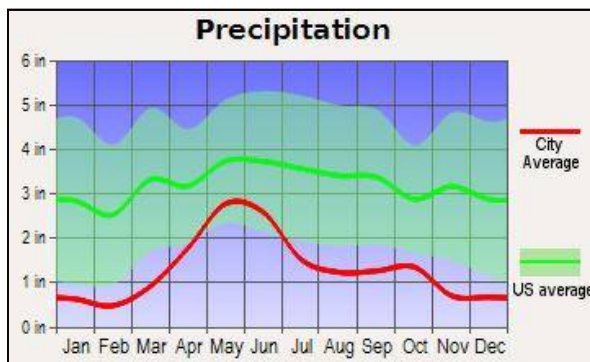
Home: 2,840 sq. ft.

Garage: 840 sq. ft.

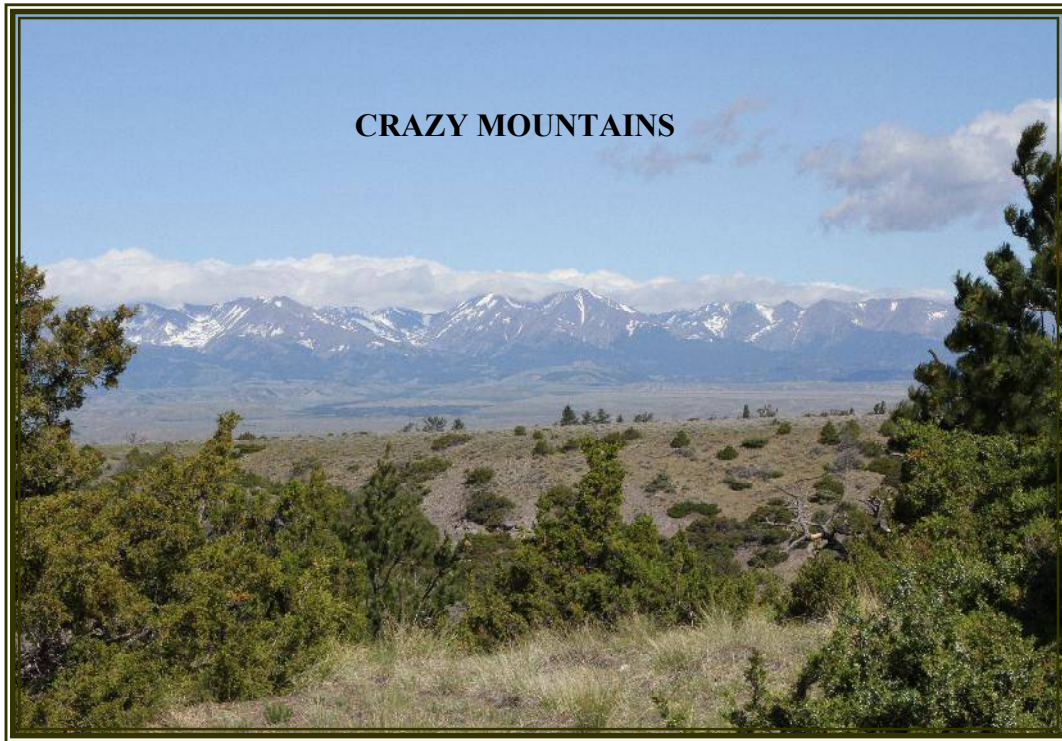
Decks: 272 sq. ft.



Taste of Montana has four pivot sprinkler systems with more than adequate water rights to run them.



Water & Mineral Rights: Owners will convey all of the owned water and mineral rights appurtenant to Taste of Montana. Water Rights shall transfer subject to all decisions of the Montana Water Court Adjudication proceedings.



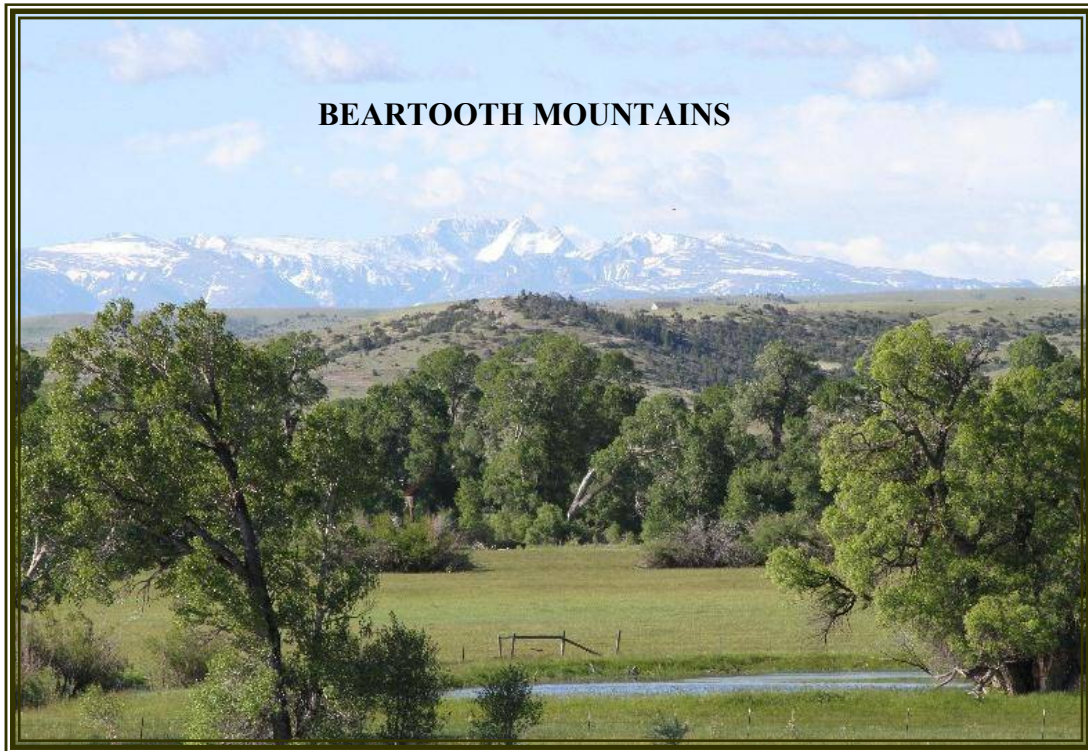
LOCATION:

TASTE OF MONTANA: Located approximately 8 miles east of Big Timber.

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, car dealerships, barber 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 75 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 66 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 Editorial

I 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.

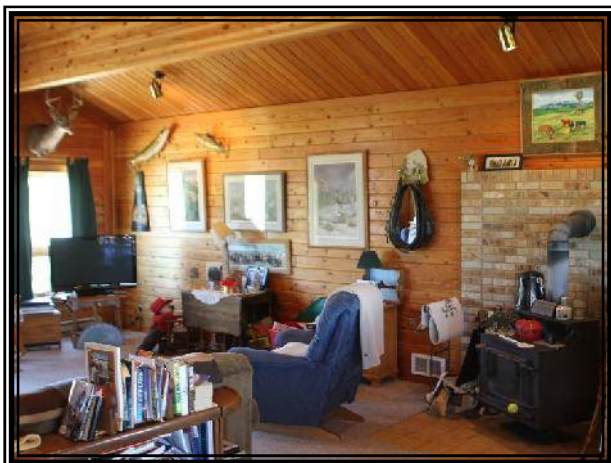


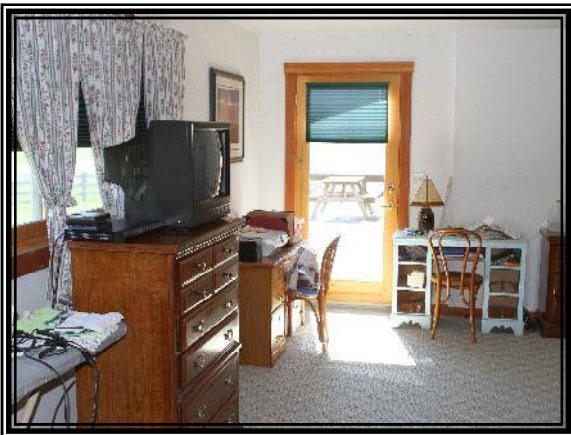
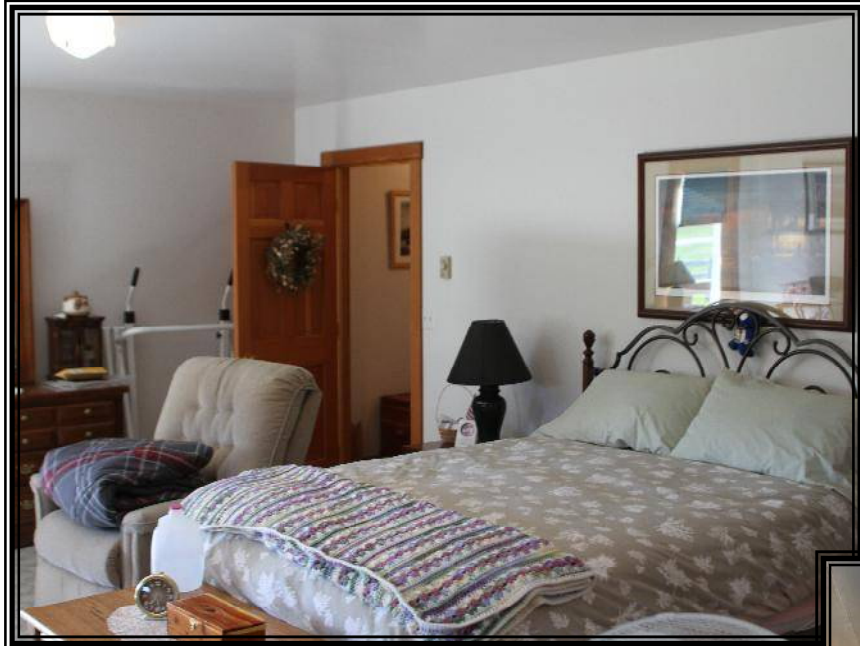


The natural wood gives the main house a warm Montana feel. With great views out every window!

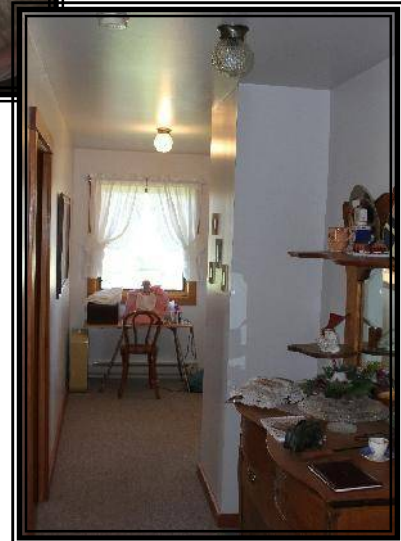


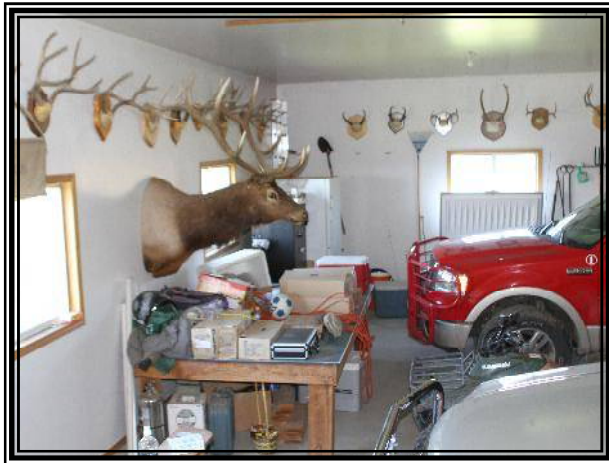
The kitchen, dining & living room are all in one. They invite you to come in sit down, relax & enjoy.





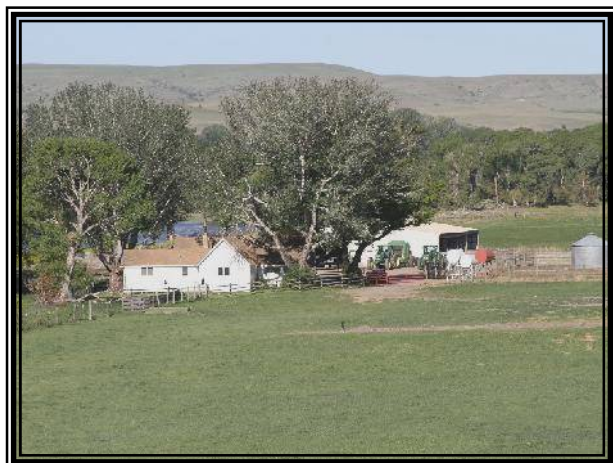
Lots of natural light in the master & guest bedrooms.





These pictures tell you why we call it the Taste of Montana.





The Ranch has 2 homes for employees plus a great set of livestock handling facilities.





Water & grass equals
BEEF!



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





SUMMARY & CONCLUSION:

Taste of Montana is a good example of why we call Montana “the Best Last Place”. What a great ranch to hunt, fish & recreate on. In addition you can operate it as a working cattle ranch, raise crops for sale or do an annual cash lease. Taste of Montana is an excellent long term appreciation investment. Yellowstone River frontage is highly sought after property. The Yellowstone River is the longest undammed, free flowing river in the lower 48 states. Give us a call to check it out for yourself.

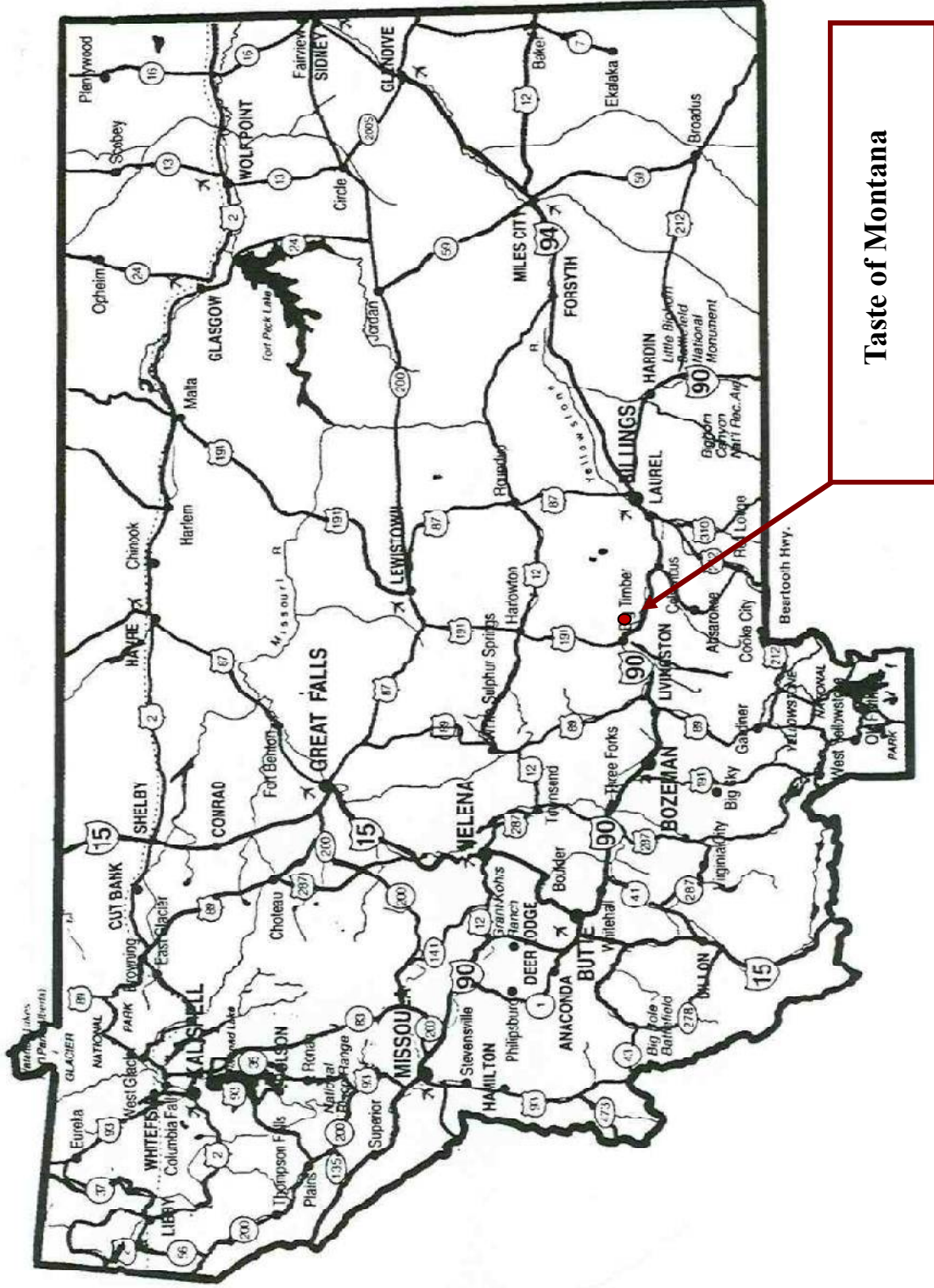
PRICE: \$3,800,000.

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.

Montana "The Best Last Place."



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