



Deer Creek Divide

Big Timber, Montana

\$415,000.

Offered Exclusively By:

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Deer Creek Divide



Bring your horses! A 60' round pen, large barn, water tanks, hay storage and a corral await along with a new 3290 sq. ft. home with a attached 3 car garage. The home is unfinished and is available for your personal touches. It does include beautiful hickory cabinets and black Russian granite countertops in the gourmet kitchen along with Georgia wide plank pine and tile in the kitchen, baths, utility room and mudroom. A covered wrap around deck lets you take in the setting of gently rolling grass covered hills, a deep draw with rock outcroppings, juniper and pines and a gorgeous view of the Crazy Mountains on 120+/- acres. The home is energy efficient and is heated by a geothermal well.



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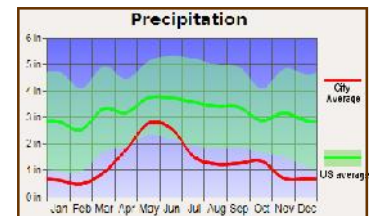
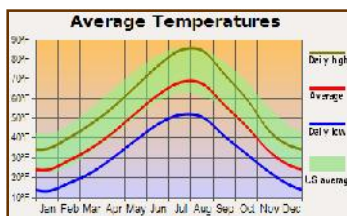
Justin Todd
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DESCRIPTION:

Acreage: 120+/- acres

Elevation: 4,984'

Taxes: \$1,173.



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



LOCATION:

DEER CREEK DIVIDE: Located approximately 8 miles east of Big Timber, Montana .

LIVINGSTON: Located just outside Yellowstone National Park and serves as a gateway community to the Park. Livingston is the Park County seat and services as the support system to the areas cattle ranching community and recreation industry. Livingston features a school system which offers K-12, clinic, nursing home, Hospital, optometrist, dentists, car dealerships, barber and beauty shops, churches, grocery and clothing stores, museums, art galleries, establishments offering fine food from The Sport to the nationally acclaimed "Rib & Chop House", motels, bed and breakfasts, movie theater and a paved airport capable of facilitating most any private aircraft. Livingston has much to offer as a small comfortable Montana town.

BILLINGS: Located 70 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 70 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

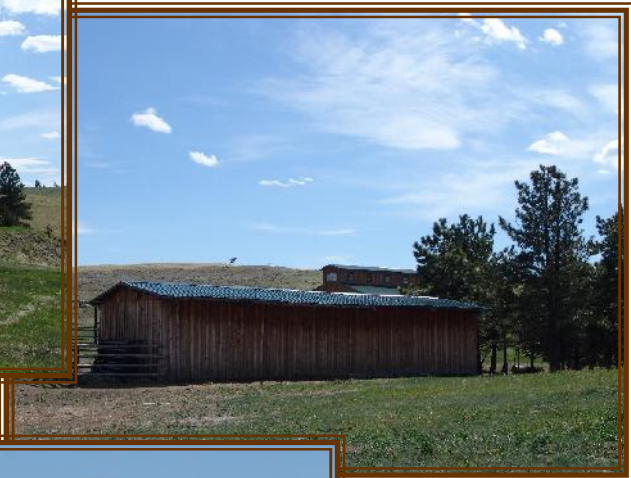
“The Best Last Place”

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 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***."







SUMMARY & CONCLUSION:

10 minutes from Big Timber and 1 hours from Bozeman or Billings and you have a property that can be enjoyed all of the four seasons. Deer Creek Divide is an affordable classic mountain hideaway.

PRICE: \$415,000.

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.

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