



# Dry Creek Retreat

Big Timber, Montana

**\$895,000**

Offered Exclusively By:

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## **Broker's Note:**

This home and shop sit on 106 +/- acres located approximately 4 miles east of Big Timber, Montana. The home is log construction and was completed in 1995. It is 2,088 sq. ft. with three bedrooms and two bath with a one car garage on the basement level. The property has great access off of the frontage road. Excellent views of the Yellowstone Valley, the Crazy Mountains and the Beartooth Mountains. This place is an excellent hay producing property with many agricultural opportunities.



*Logan Todd*  
**(406) 930-3673**



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**DESCRIPTION:**

**Acreage:**

106 +/- total acres

91.4 +/- Irrigated acres

**Elevation:**

4,300-4,500 ft.



Dry Creek Retreat has ducks, geese, & whitetail and mule deer.

**Water & Mineral Rights:** Owner is retaining all mineral rights currently held. All water rights and ditch shares now held by owner to transfer.

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### **SUMMARY & CONCLUSION:**

This is a great agricultural property that has historically produced a fair stand of hay. In years past, the property has been grazed in the fall and could be used for many other agricultural purposes. This property is close to all the recreational attributes which make Montana famous. It is also within close proximity to both Bozeman and Billings, yet far enough away to still have the Montana ambience of “The Best Last Place”.



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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# Montana "The Best Last Place."

