



20 Featherbed Road Big Timber, Montana

\$729,000

Must see to appreciate! This completely refurbished 2,540 sq.ft. farmhouse is full of charm from yesteryear. Sitting on 2.43+/- acres, this property has large trees and several out buildings including a two-car garage and a great red barn to finish off the farmstead.

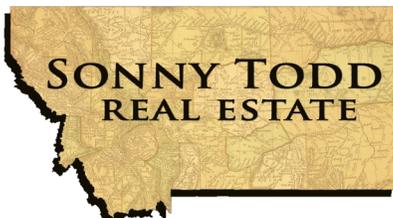
The beautiful details in the updated kitchen, complete with a breakfast nook, will be a delight for the entire family. A half bath is conveniently located off of the nook.

You then walk through to the living room and dining room, both full of natural light and windows that take in the whole Yellowstone River Valley and the Beartooth Mountains.

The master suite on the main floor has a large bathroom and a good-sized custom closet space. There are two quaint bedrooms upstairs that share a spacious bathroom.

The washer and dryer are set up in the large basement that provides loads of storage space.

Only 2 miles from Big Timber. Truly a property to call home.



Offered Exclusively By:
Sonny Todd Real Estate
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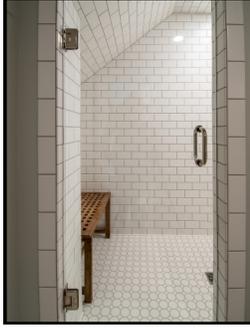
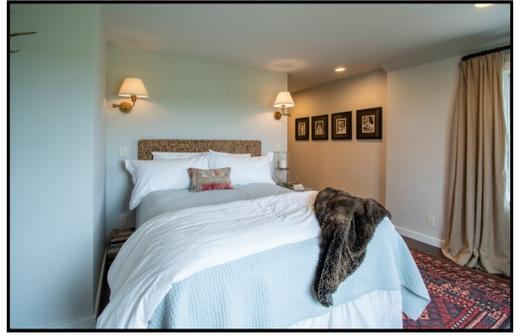
**Mary Ann
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Main floor living spaces, dining area, sunroom, kitchen, and guest bathroom



Notice: The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers 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.

Master Suite



Upstairs Bedrooms



Upstairs Bathroom





2.43+/- Acre Lot—2 Car Garage, Outbuildings, and Barn





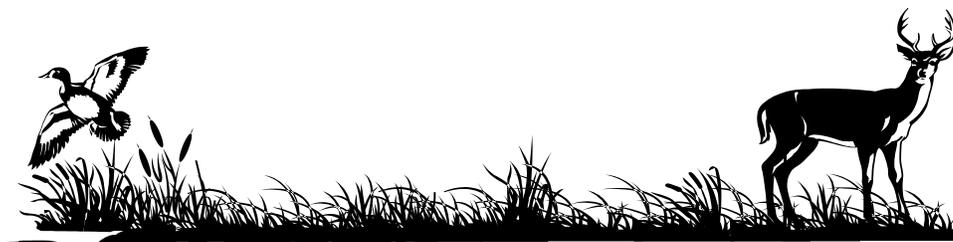
Montana

Grandpa Sonny Todd's Real Estate 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.





20 FEATHERBED ROAD: Located about 2 miles north of Big Timber. Surrounded by majestic mountain ranges, Sweet Grass County offers a beautiful natural setting for relaxation and recreation along the legendary Yellowstone River.

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, dentist, 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 Timber, motels, bed and breakfasts, movie theater, brewery, 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 approximately 82 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 63 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. Gallatin County has numerous hiking and biking trails. 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.



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