



201^{1/2} East 9th Avenue Big Timber, Montana

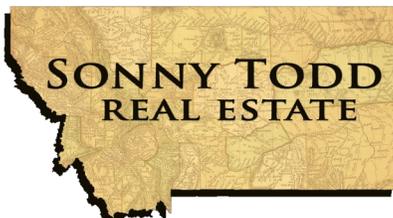
\$1,399,000

Location! Location! - Secluded 8+/- acres on the bank of the Boulder River.

This property sits right on the edge of Big Timber, has two homes with no covenants, and a very private setting. Fish right out your front door. No flood issues during the high water! The 4 bedroom, 3 bath home has an open living space with windows looking out to the river rolling by.

The 2nd home is far enough away to be used as a rental or vacation home without taking the privacy away from the main home. The property is crossed fenced and could easily be used for horses or 4-H animals. Each home has a detached garage.

Restaurants and boutique shopping are only five minutes away. Enjoy the Boulder Valley and all it has to offer within 30 minutes. The Bozeman and Billings airports are only one hour away.



Offered Exclusively By:
Sonny Todd Real Estate
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**Mary Ann
Duffey**
(406) 930-6607

Main floor living spaces, dining area, sunroom, kitchen, laundry area



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



Guest Bedrooms



Guest Bathroom



Guest Home





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.





201 1/2 E. 9TH AVE: Located right in town with a private road across from the city park.

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.

This map is for visual aid only and accuracy is not guaranteed

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