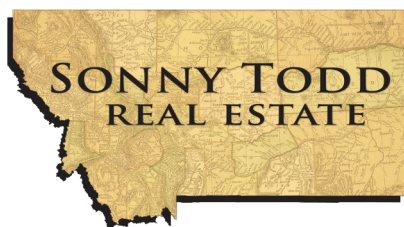




# 31 Lower Hawk Valley Road

Columbus, Montana

1.5+/- Acres | \$859,900



Offered Exclusively By:  
**Sonny Todd Real Estate**  
 301 West First Avenue, PO Box 828  
 Big Timber, Montana 59011  
 Office: (406) 932-1031



Mary Ann Duffey  
 (406) 930-6607





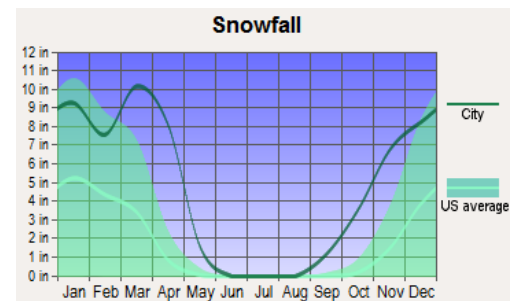
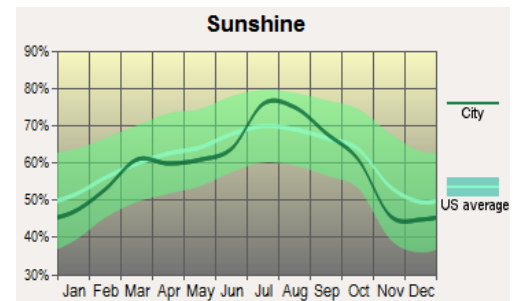
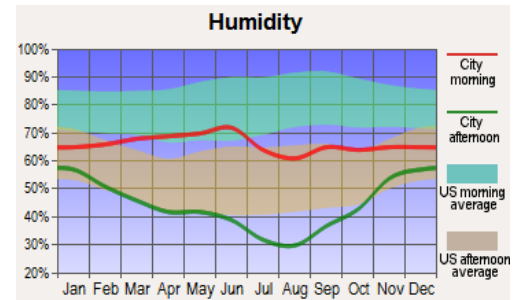
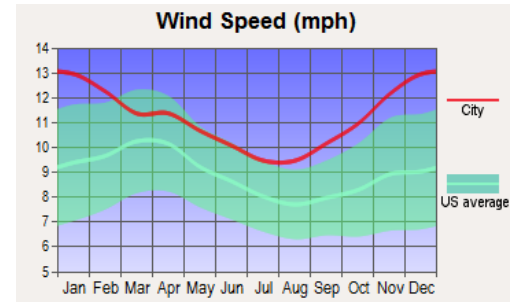
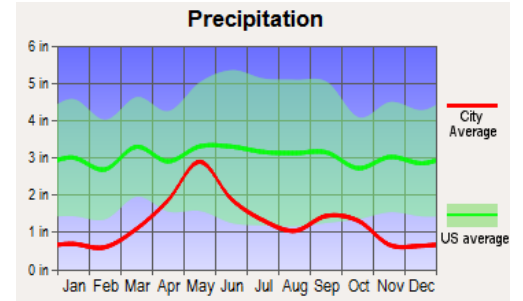
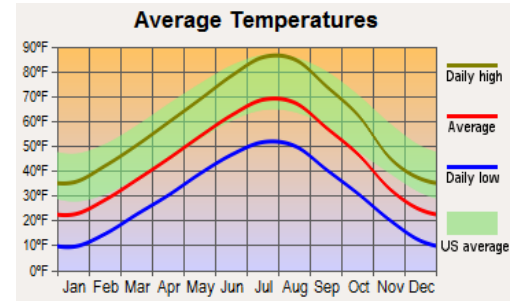
**Water & Mineral Rights:** Owners will transfer owned mineral rights. All water rights appurtenant to subject property will transfer subject to all decisions of the Montana Water Court Adjudication proceedings.





## Average Climate for Columbus, MT

Based on data obtained from city-data.com





# 31 Lower Hawk Valley Road



A quiet retreat on the Stillwater River.

Step out your door to fish, raft or enjoy the peace that surrounds this property. You will watch deer graze and eagles fly from the deck of this 3 bedroom/3 bath home. The heated detached garage also has sleeping quarters and a washroom. The 2,115 sq ft home is surrounded by mature trees and nicely landscaped lawn. A home that fits a crowd or single resident. The underground sprinkler system is fed with water rights from your own spring.

Superb location between Columbus and Absarokee with easy access off of Hwy 78. Skiing at Red Lodge Mountain is less than an hour away. Billings International Airport and the hiking trails in Custer National Forest are all within an hour. No damage during the 500-year flood that occurred in the summer of 2022. Furnishings may be available.

## Kitchen and Dining Area

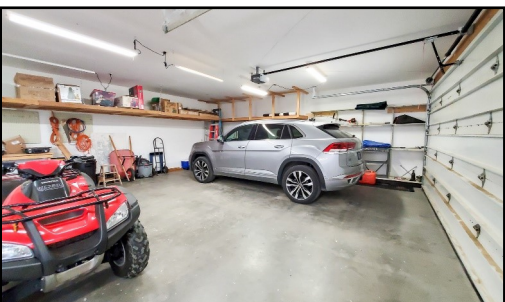
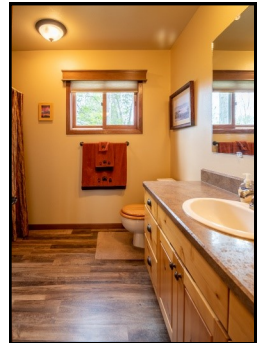




## Main Floor Living Space



## Main Floor Bedroom, Loft Space, Bathrooms, Office/Laundry and Garage





## Master Suite and Upstairs Bedroom



## Patios and Fire Pit/River Access







## 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.**







**PRICE: \$859,900**



**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.