



## 50 Grandview Lane Big Timber, Montana

**\$1,295,000**

80 acres with water rights, unending views of the Crazy Mountains, Beartooth Mountains and Yellowstone River Valley. Rancher style home with 5 bedrooms and 3 baths. Attached two car garage. A shop just steps away from the house and other buildings to house your horses, chickens, cattle and pigs. A great garden spot. Two wells, generator sufficient enough to run the well and keep the lights on. No covenants. All of this and only 10 minutes to Big Timber.



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

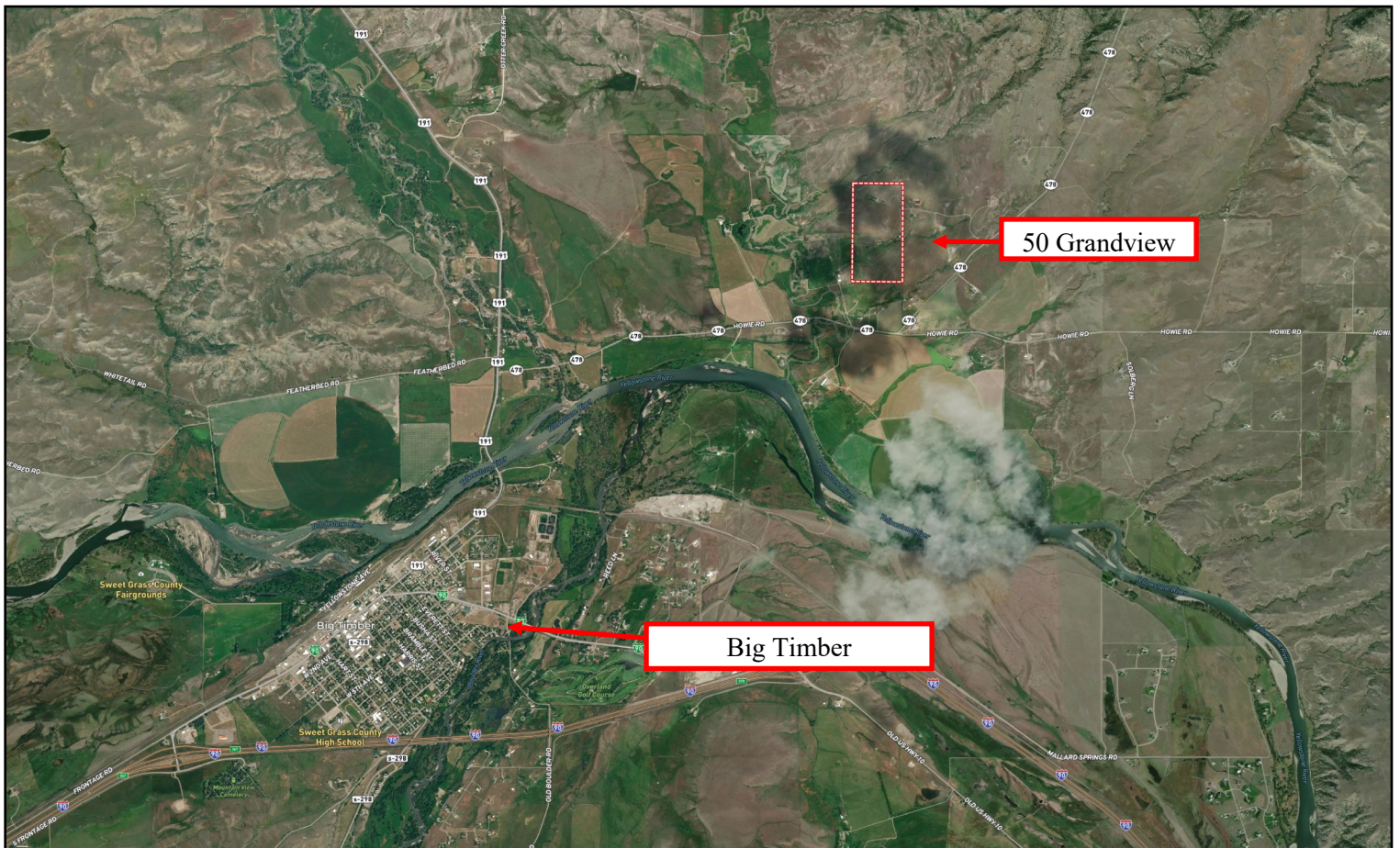
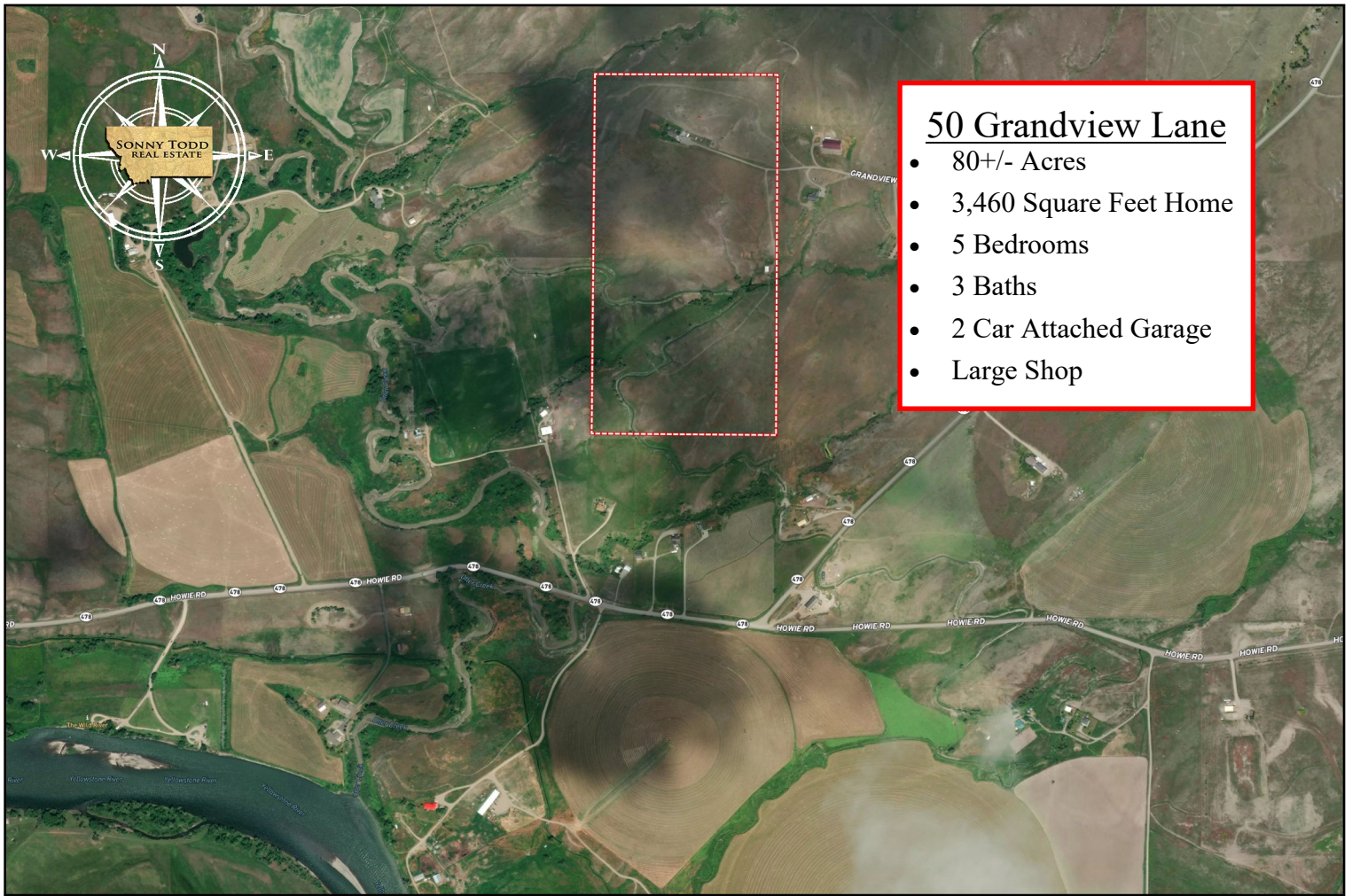


Mary Ann  
Duffey  
(406) 930-6607













**BIG TIMBER:** Settled 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, a brewery, 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 and a paved airport capable of facilitating most any private aircraft.



**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.