

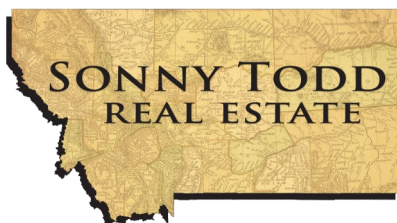


TBD Bozeman Trail Rd

Reed Point, Montana

\$78,500

Build your home or cabin in amongst the pines. 5 wooded acres with a septic already installed for a 3 bedroom home. Quiet rural setting just 20 miles east of Big Timber. Lots of Montana wildlife including deer and turkeys. Wells in the area average 18 gpm. Access to the Yellowstone River is only 5 miles away and ski hills within 90 minutes. Easy 1 hour drive to an international airport.

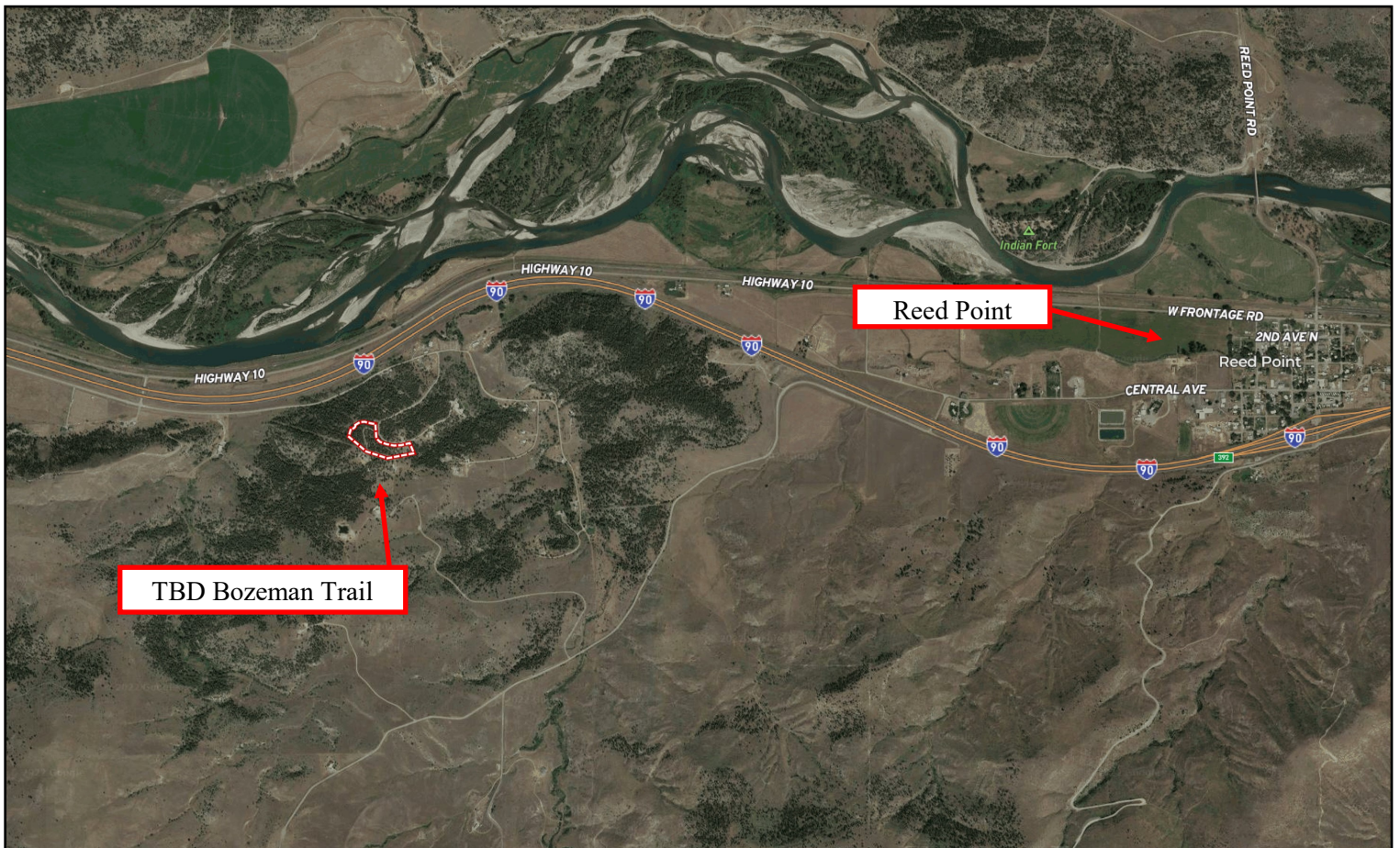


Offered Exclusively By:
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REED POINT: Reed Point is a small town nestled below the foothills on its south and bordered by the Yellowstone River on its north. Home of the annual Great Montana Sheep Drive held each Labor Day weekend and a stop over on the three-day Yellowstone River Boat Float held every July. Reed Point provides access to the Yellowstone River at Indian Fort Fishing Access with boat ramp and campground.

BIG TIMBER: Located 24 miles East 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.