



Swamp Creek Homestead

Big Timber, Montana

148+/- Acres | \$2,650,000



Offered Exclusively By:
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Swamp Creek Homestead

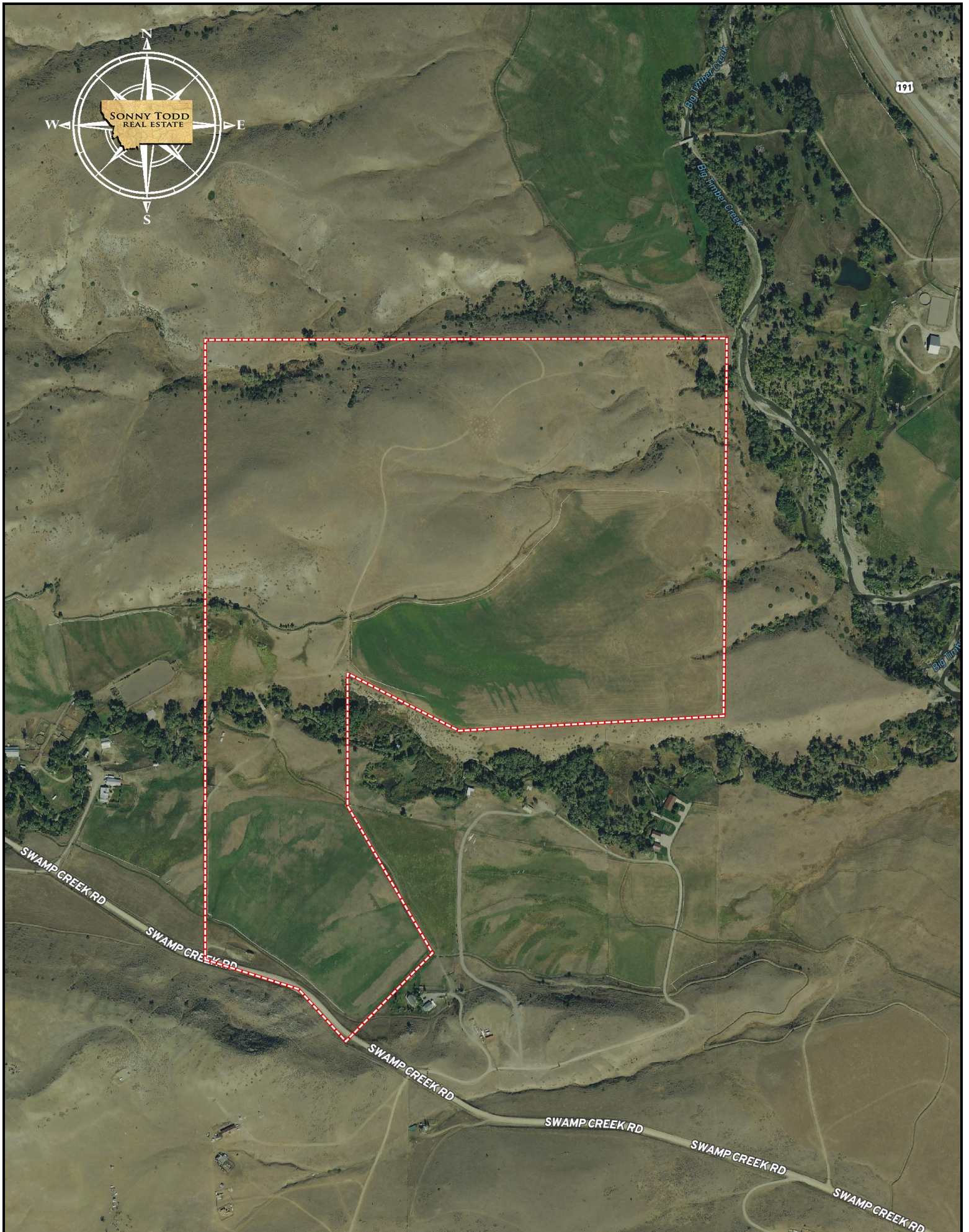


Staring directly at the magnificent Crazy Mountains, a person can not go wrong on where they build a home!

A blank canvass for the next owner, this property has some of everything. Swamp Creek meanders through the property while providing irrigation water to cover around 60 acres of flood irrigated hay fields. The balance of the land is pasture with a magnificent spring that provides water on a year-around basis.

Most importantly, this property is located in Sweet Grass County! A great community and a gateway to all Montana has to offer. From this property a person could be on a raft on the Yellowstone River in about 10 minutes. You can be at the Halfmoon Campground in the Crazy Mountains in just a short drive, or have dinner at one of the many great dining establishments in town just minutes away. Come join us for a tour of the Swamp Creek Homestead in “The Best Last Place.”









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.



LOCATION:

SWAMP CREEK HOMESTEAD: Located about 6 miles north of Big Timber, Montana on the north side of the 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 86 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.

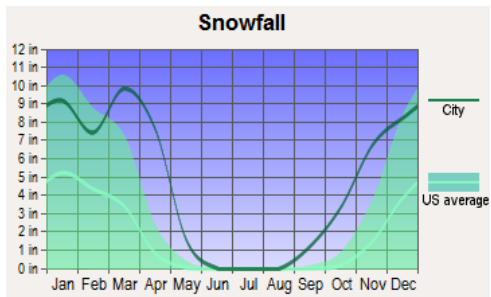
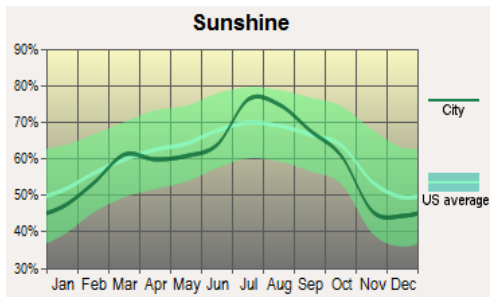
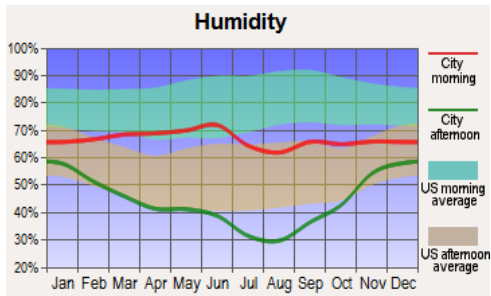
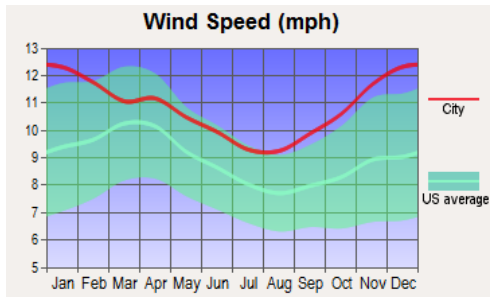
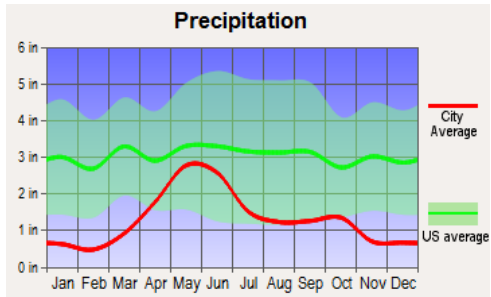
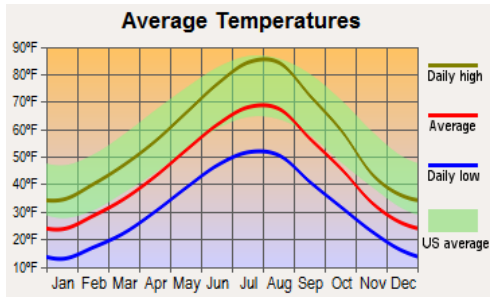
BOZEMAN: Located 55 miles west via I-90, Bozeman is the home to Montana State University. Bozeman is known as a year round recreation center. Fishing is a short distance away on the Gallatin, Madison and Jefferson Rivers. Bozeman's winter time sports feature skiing Bridger Bowl's legendary "Cold Smoke 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.



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 Big Timber, MT Based on data obtained from city-data.com





PRICE: \$2,650,000

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.