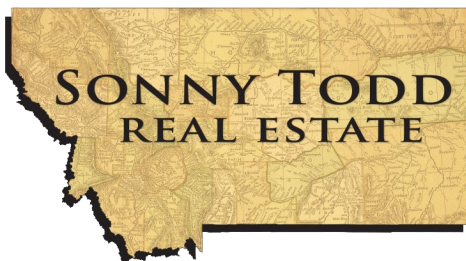




# 514 E. 1st Avenue

\$279,000

A great investment and development opportunity in Big Timber MT. Approximately 22,500 sq. ft. (2 lots each 75' x 150') zoned Highway Business. Hwy 191 frontage. Water and sewer hookups are in just need a new water meter. There is phase 3 power and fiber optics available to the lots. Perfect location for your development idea in a growing community.



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



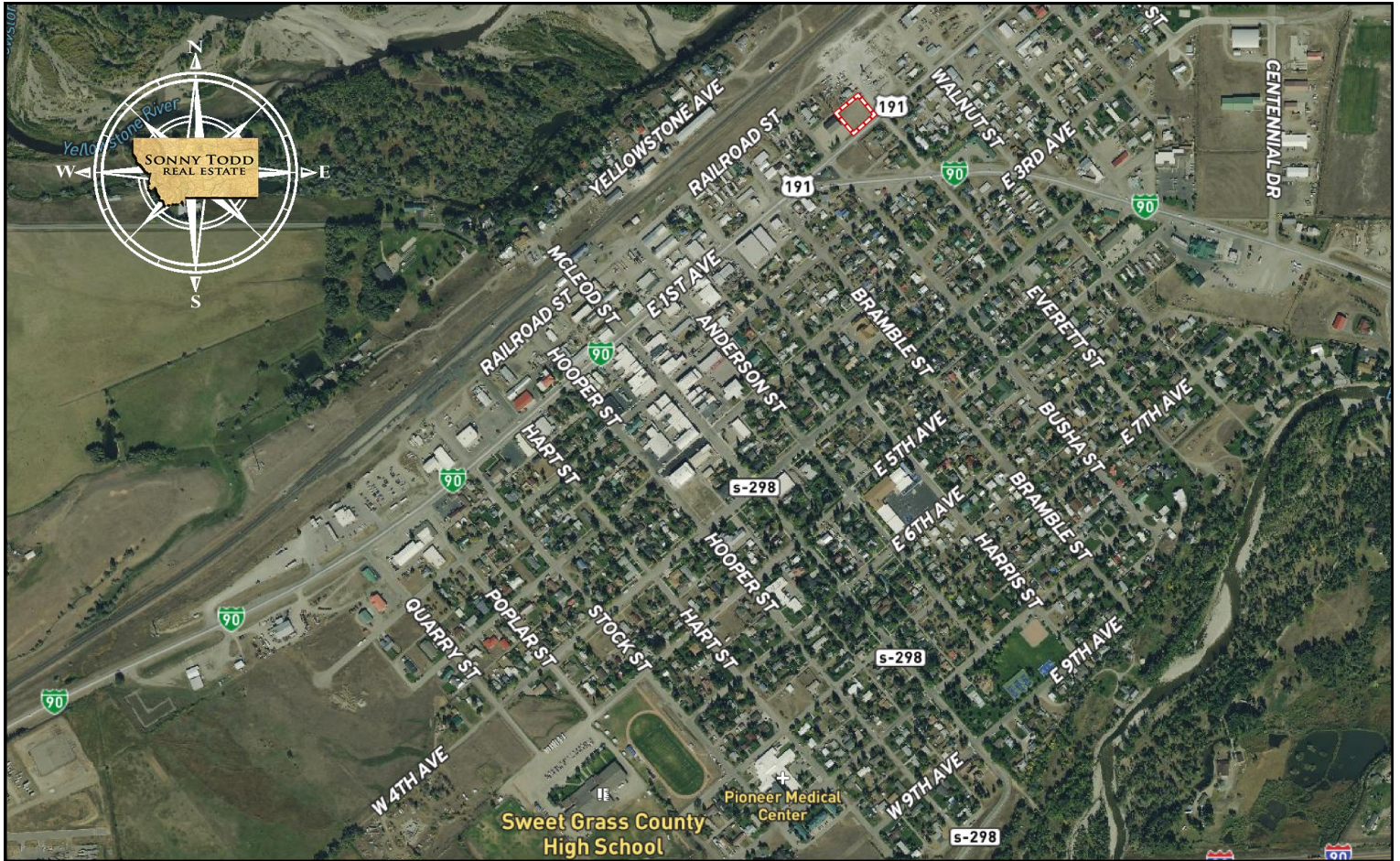
Mary Ann  
 Duffey  
 (406) 930-6607





**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.





### Legal Description :

BIG TIMBER ORIGINAL TOWNSITE, S14, T01 N, R14 E, BLOCK 003, Lot 016, LOTS 16-20 to be further described by the preliminary title commitment.





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