

Sonny Todd Real Estate

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212 W 9th Ave.

Big Timber, Montana

\$159,000.

2,400+/- sq. ft. rancher style home on the west side of Big Timber. The well kept home was built in 1977. There are three bedrooms and 1 $\frac{3}{4}$ baths on the main level and two bedrooms (non-egress) and $\frac{1}{2}$ bath downstairs. The upstairs has an open floor plan with a dining area and living room adjacent to the kitchen and a large family room downstairs. The home is heated by radiant ceiling panels and two natural gas stoves. The roof and siding have been replaced in the last few years. Move-in/live-in ready.



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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.

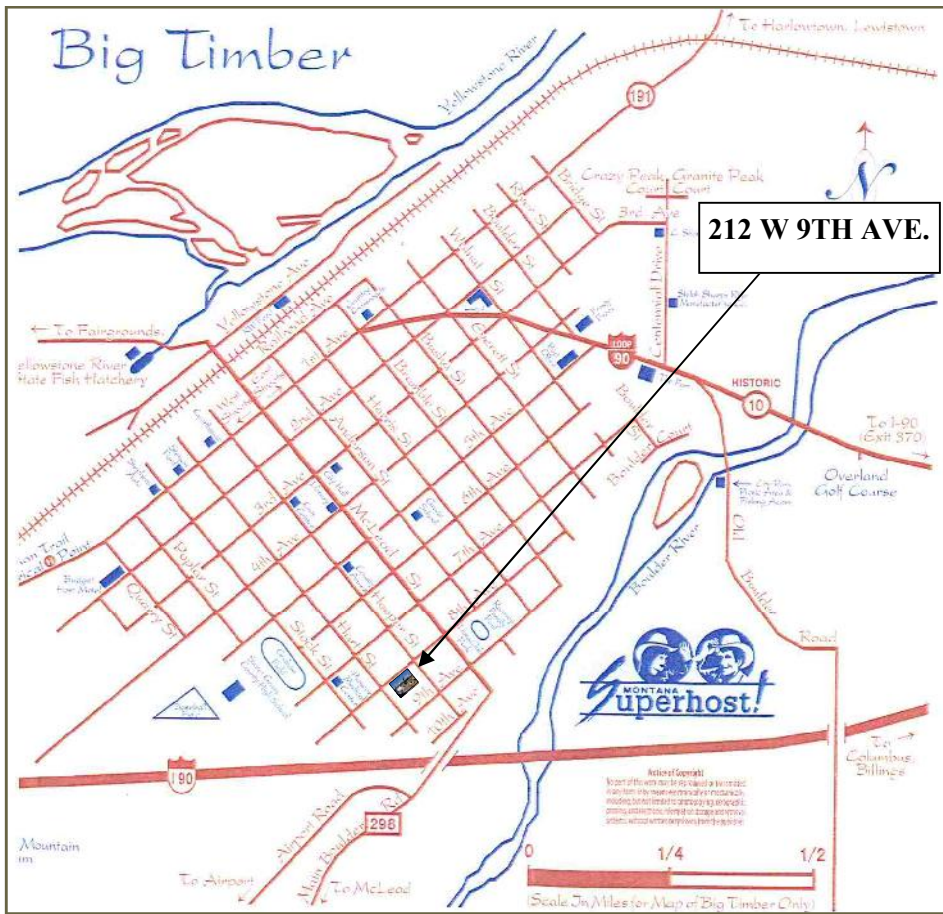


Taxes: \$1,169.
Elevation: 4,400.





Big Timber has much to offer as a small comfortable Montana town.



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, optometrist, 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 Frosty Freez, motels, bed and breakfasts, movie theater, bowling alley and a paved airport capable of facilitating most any private aircraft.

