



# 3 Overland Drive

Big Timber, Montana

**\$425,000.**

**Offered Exclusively By:**

***Sonny Todd Real Estate***

***301 W First, PO Box 788***

***Big Timber, MT 59011***

***Office: (406) 932-6668***

***(406) 932-1031***

***Toll Free: 1-866-932-1031***

***Fax: (406) 932-4838***

***info@sonnytoddrealestate.com***

***www.sonnnytoddrealestate.com***

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## **AGENT'S NOTES:**

Overlooking the 9th hole of Overland Golf Course just outside of Big Timber this 4 bedroom, 3 bathroom home with an oversized 2 car garage and 2,800 sq. ft. shop has room for all. New kitchen cabinets, stainless appliances, granite countertops. Well planned home with a hot tub on the back deck and underground sprinklers.



**Mary Ann Duffey**  
**(406) 930-6607**

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**DESCRIPTION:**

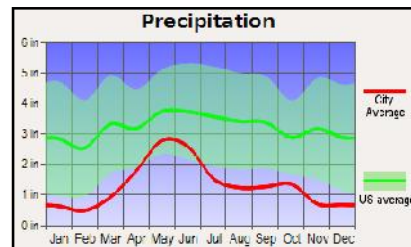
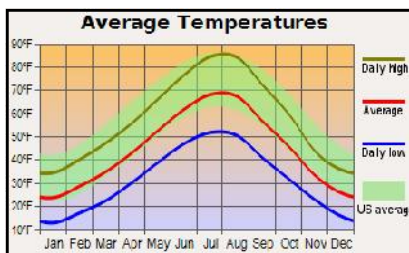
**Bedrooms:** 4

**Baths :** 2 1/2

- 2872 sq. ft.
- Attached 2 garage
- Detached 2800 sq. ft. oversized shop

**Taxes:** \$2,400

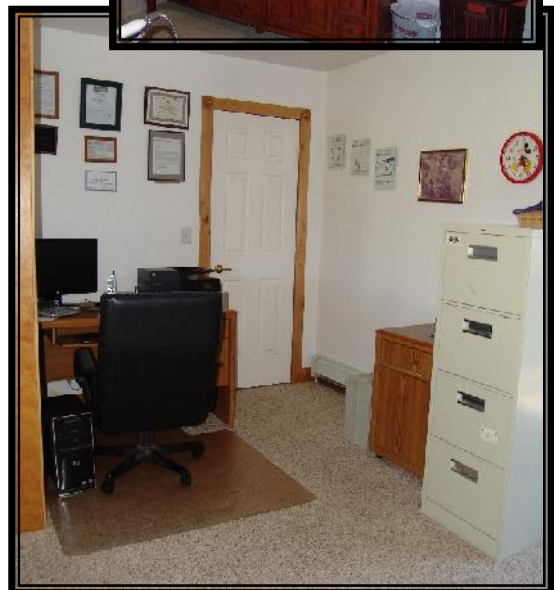
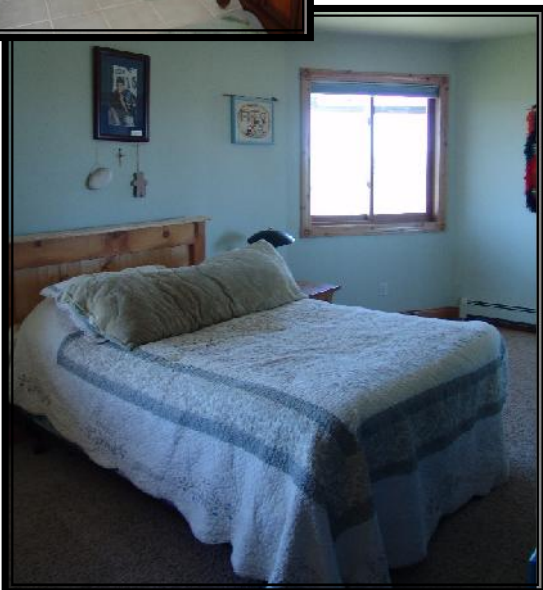
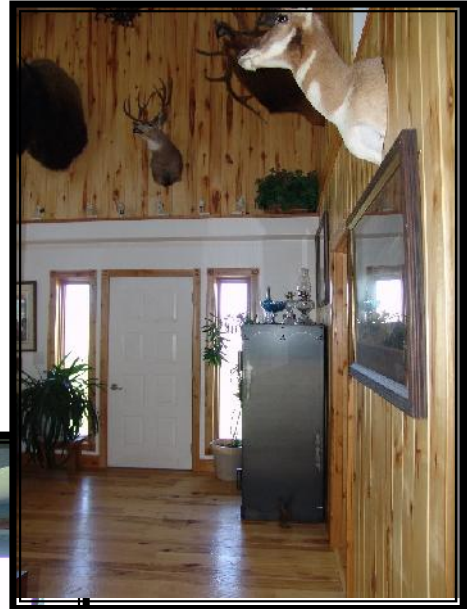
**Elevation:** 4,089'



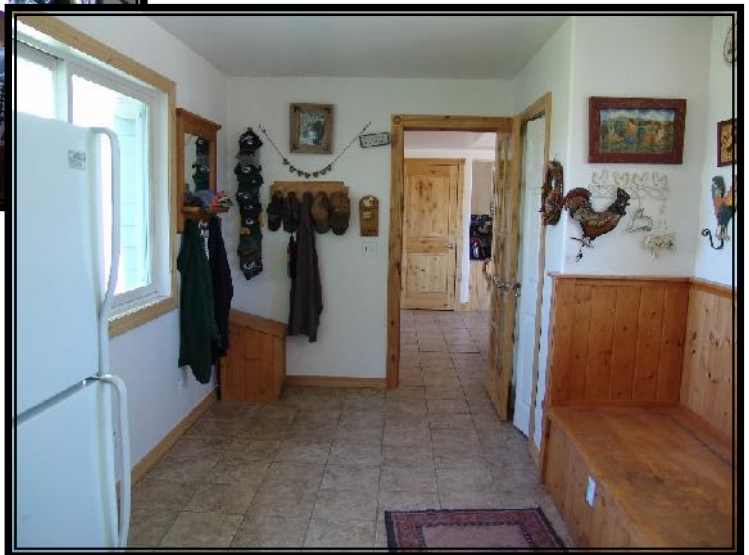
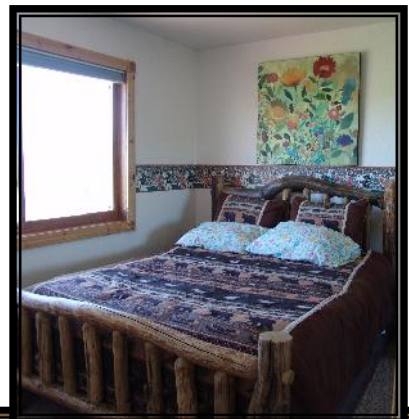
**Notice:** The data contained herein was obtained from the owner and other sources deemed reliable, but is not guaranteed by agents. Prospective purchasers are advised to examine the facts to their own satisfaction. This offering is subject to change of price and terms, lease, prior sale or withdrawal from the market, without notice.













## **SUMMARY & CONCLUSION:**

This area has beautiful views of the surrounding mountain ranges, access to the most sought after fishing in the country, local wildlife and a golf course nearby. Recreational opportunities in this area are endless.

The community of Big Timber is becoming one of the most sought after areas in Montana because of our rural culture and quality western way of life. We welcome you to become part of “The Best Last Place”, Montana.

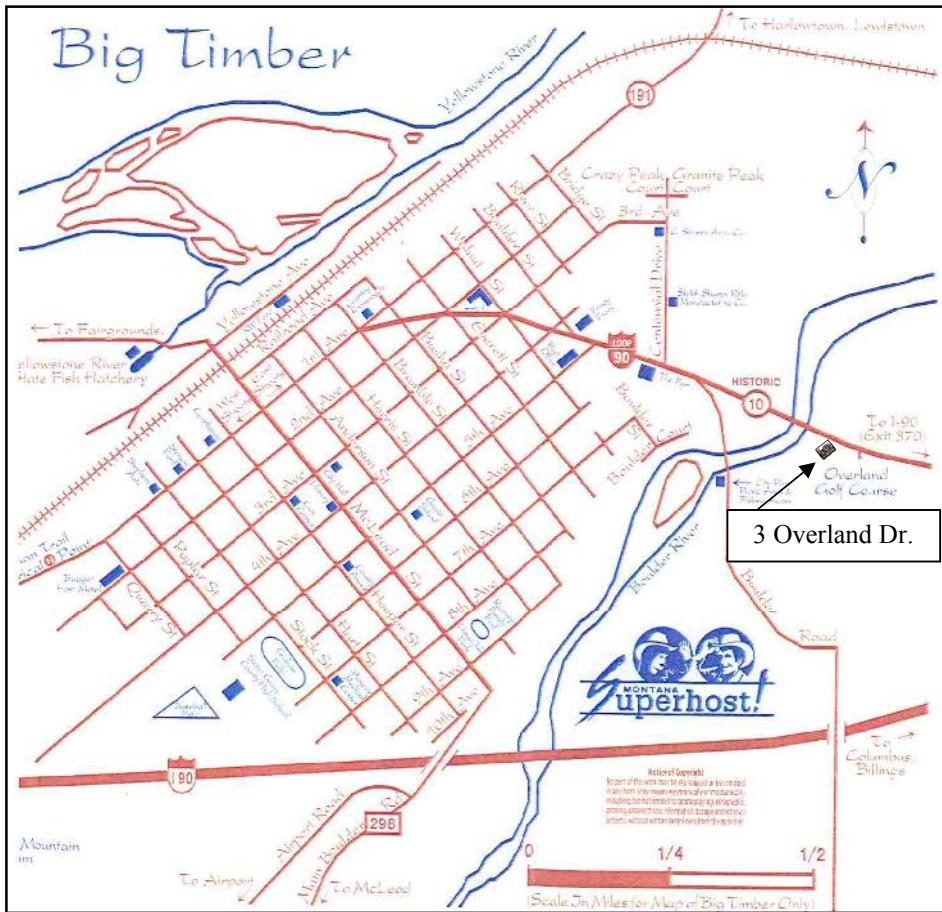
**PRICE: \$425,000.**

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*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, 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 and a paved airport capable of facilitating most any private aircraft.

