

# *Sonny Todd Real Estate*

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**71 Jim Parrent Ln.**

Big Timber, MT

**\$335,000**

Great spot overlooking the Yellowstone River Valley with 3 fenced pastures for the horses and a 5 bedroom, 3 bath home with 2,268 sq. ft. This well cared for home has many recent updates including windows, roof, barn, dishwasher and water heater. Great well at 14 gpm. Basketball shooting court and a pen for 4H projects. All just within 10 minutes of Big Timber.



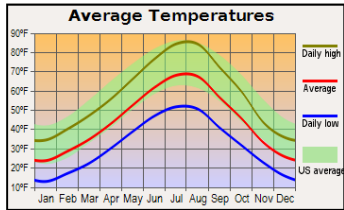
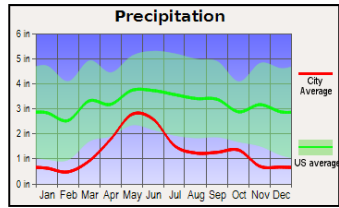
**Mary Ann Duffey**

**(406) 930.6607**

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**Notice:** The data contained herein was obtained from the owner and other sources deemed reliable, but are 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 to sale, or withdrawal from the market, without notice.





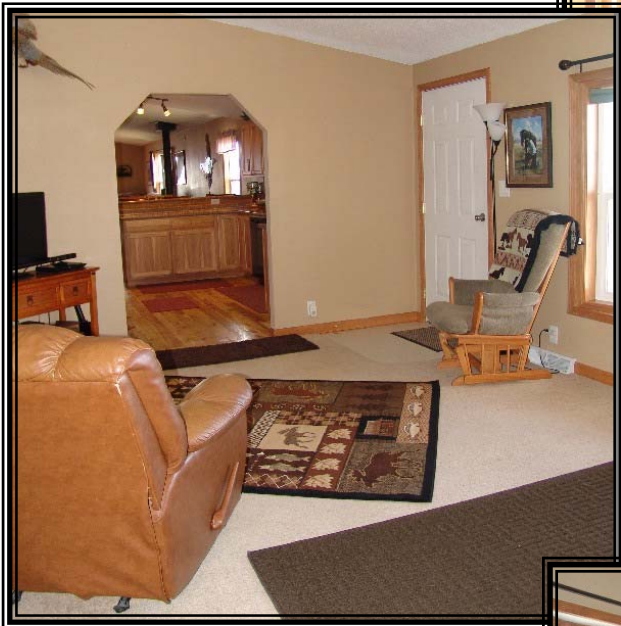
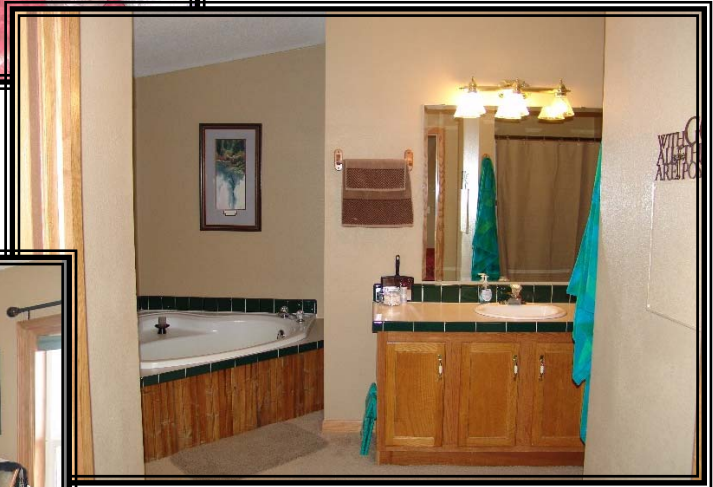
**DESCRIPTION:**

**Taxes:** \$784.

**Elevation:** 4,400'

**House:** 5BR/3BA  
2,268 sq. ft.

**Acres:** 20+/-



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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.



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