

Sonny Todd Real Estate

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Logan Lodge

Three Forks, Montana

\$399,000.

Offered Exclusively By:

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Logan Lodge



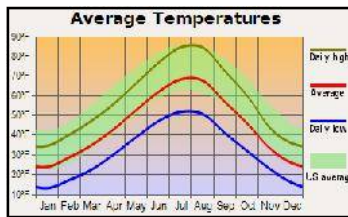
Panoramic views and unique details accent this custom home located on 163+/- acres just outside of Three Forks. Featuring straw bale construction, thermo insulated foundation and an open floor plan concept. Two master suites, huge great room and large dining area. Private and secluded, yet only minutes from I-90. Four car attached garage with hobby/shop area.



Sonny Todd
(406) 930-6668



Justin Todd
(406) 223-5263

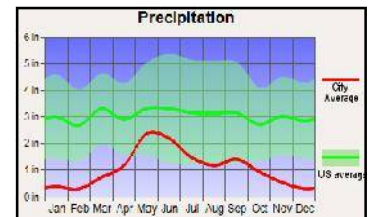


DESCRIPTION:

Acreage: 163+/- acres.

Elevation: 4,450'

Taxes: \$1,979.





LOCATION:

189 LITTLE COULEE TRAIL: Located just outside of Three Forks, Montana in Gallatin County.

THREE FORKS: Three Forks, Montana, is easily accessible off I-90 (exit 278), US-287, and Montana Highway 2, and lies en route between Yellowstone National Park and Glacier National Park. The area at the headwaters of the Missouri River and surrounding the town of Three Forks has some of the most colorful legends and early-day history of any place in Montana.

BOZEMAN: Located in a sweeping valley in the heart of the Rocky Mountains, Gallatin County is the most populated and fastest growing county in scenic southwest Montana. The County Seat of Bozeman at large encompasses over 50,000 people, yet has a small town feel. Located in a breathtaking Rocky Mountain setting, it is close to world-class downhill skiing, blue ribbon trout streams, Yellowstone National Park and a multitude of other outdoor activities in the pristine nearby wilderness areas.

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.

YELLOWSTONE NATIONAL PARK: Established in 1872, Yellowstone National Park is America's first national park. Located in Wyoming, Montana, and Idaho, it is home to a large variety of wildlife including grizzly bears, wolves, bison, and elk. Preserved within Yellowstone National Park are Old Faithful and a collection of the world's most extraordinary geysers and hot springs, and the Grand Canyon of the Yellowstone. Located 109 miles to the south, adds great recreational value to this property. Fishing, skiing snowmobiling, hiking, site seeing, wildlife viewing and many other exciting possibilities.



Montana

Sonny Todd Editorial

“The Best Last Place”

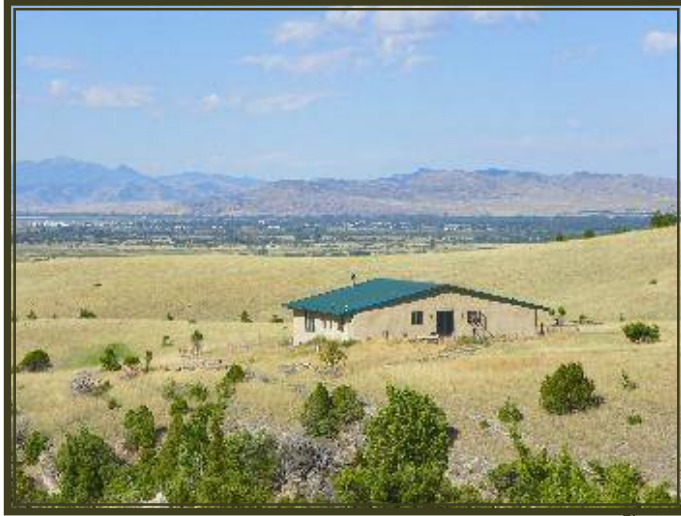
I believe Montana is the “Best Last Place”. Montana plays in our minds that mythological West that all Americans love. It is the home of legends, with real places and real people. It was a horn of plenty for the Native Americans, with prairies full of fat buffalo and clear mountain streams overflowing 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.*"







SUMMARY & CONCLUSION:

Three Forks is a thriving town that retains its Old-West charm. There are many recreational opportunities, including superb fishing and hunting. The headwaters of the Missouri River, within minutes of Three Forks, provides miles of accessible blue-ribbon trout fishing. For golfers, there's the Headwaters Public Golf Course which features a 9-hole course against a background of scenic panoramas. There are excellent medical and dental facilities, schools, an airport, a library, and a museum. And there's always that friendly home-grown atmosphere.

Price: \$399,000.

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.

Montana "The Best Last Place."

