Sonny Todd Real Estate

301 West First, P.O. Box 788, Big Timber, MT 59011 (406) 932-1031 Fax: (406) 932-4838

info@sonnytoddrealestate.com ~ www.sonnytoddrealestate.com



2 Story Duplex Upper Unit: 3 BR/1BA \$900/month Lower Unit: Storage Taxes: \$426

408 E 3rd Duplex

Big Timber, Montana \$124,900.

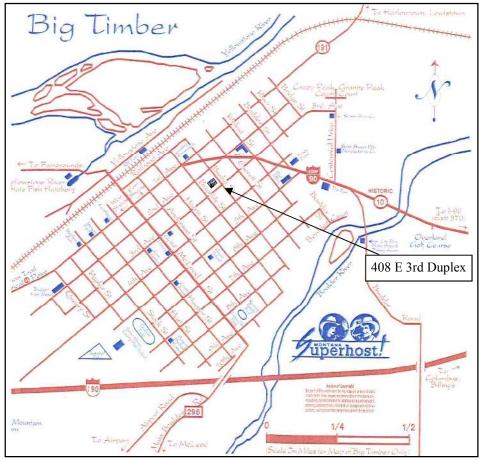
Two story duplex. Upper unit has 3 bedrooms and 1 bath. Large living room looking out towards the Crazy Mountains. Currently rented for \$900/month. Lower unit is currently used for storage and needs to have bath and kitchen completed. There is a shared washer/dryer on the main floor. Separate entries for each unit. Nice residential area.

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.

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 dentist, Living, 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.

