

# *Sonny Todd Real Estate*

---



## Jones Ranch

Big Timber, Montana

\$1,300,000



*Mary Ann Duffey*  
(406) 930-6607

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

***info@sonnytoddrealestate.com ~ www.sonnnytoddrealestate.com***

---



A peaceful tranquility comes over you when visiting the Jones Ranch. Located 13 miles northeast of Big Timber, MT the views of the Crazy and Beartooth Mountains are the same as were seen by homesteaders generations ago. The log house built in 1882 is the anchor to the property where cattle, elk, deer and antelope graze on lush grass. Sweet Grass Creek meanders through the 300 acre ranch providing irrigation for the meadows, and recreation for the fisherman. A guest house built in 2012 allows for everyone to have their space to enjoy the quiet solitude of the ranch.

**Water & Mineral Rights:** Owners will convey all of the owned water and mineral rights appurtenant to the Jones Ranch. Water Rights shall transfer subject to all decisions of the Montana Water Court Adjudication proceedings.

---

---

# Sweet Grass Creek



---

# Corrals - Barns



---

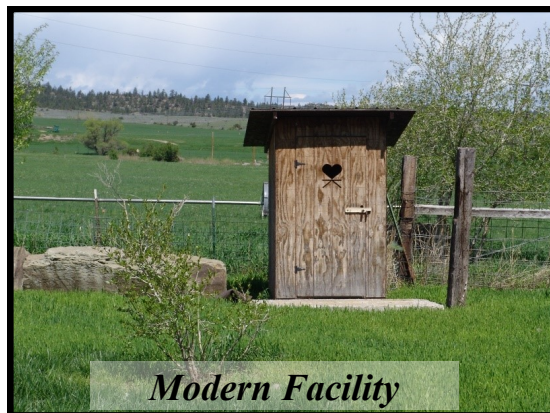
# ...and Outbuildings

## DESCRIPTION:

**Acreage:** 300+/- acres

**Elevation:** 4,000-4,100 ft

**Taxes:** \$2513



---

# Guest House



*Built in 2012  
One bedroom, one bath  
776 square feet*





---

# Main House







N

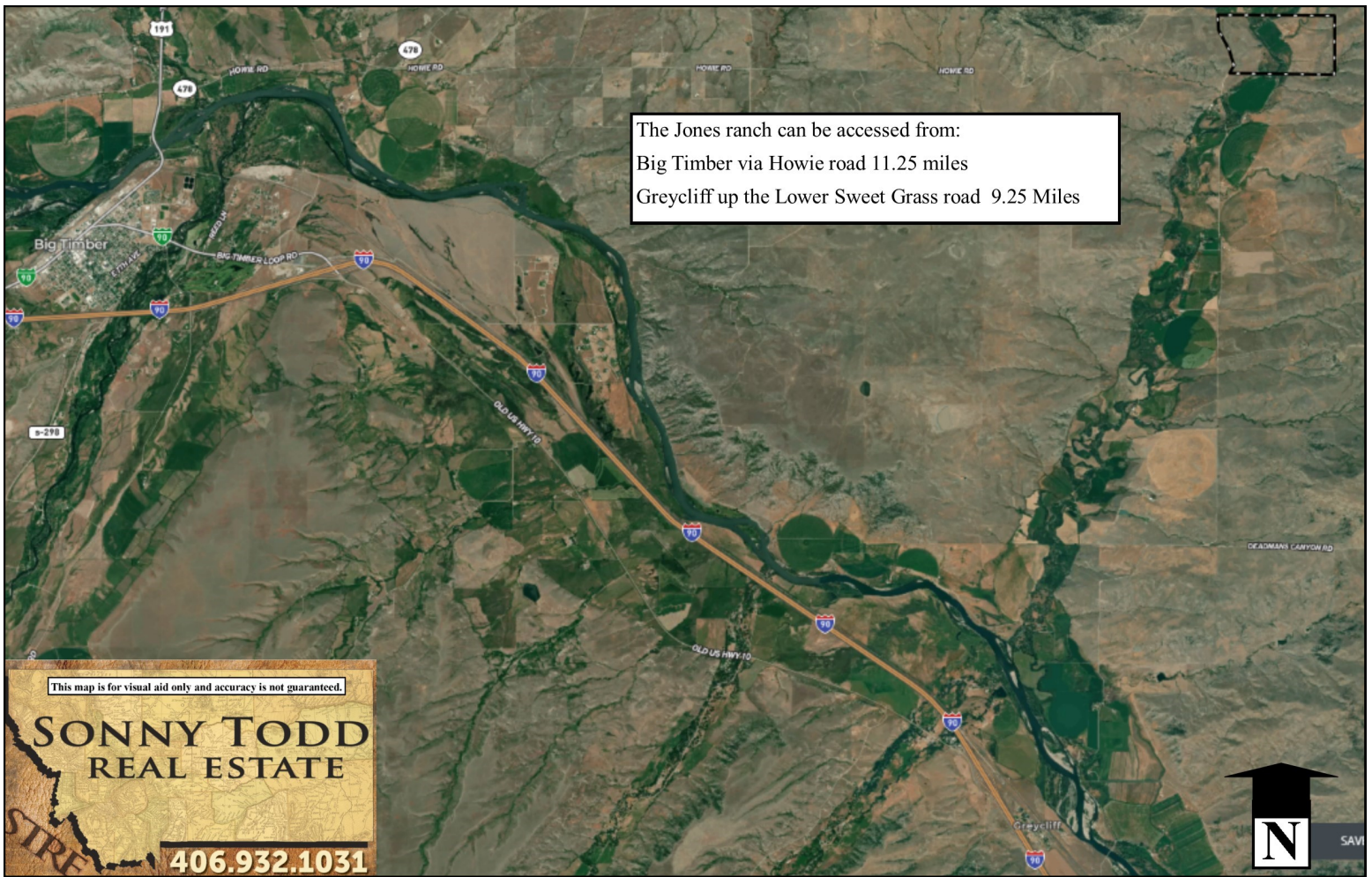
Jones Ranch - 300 +/- Acres

This map is for visual aid only and accuracy is not guaranteed.

SONNY TODD  
REAL ESTATE

406.932.1031





## Montana

Sonny Todd Team Editorial

We believe Montana is the “Best Last Place”. Montana plays in our minds that mythological West that all Americans love. It is the home of real 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*", Montana.**



