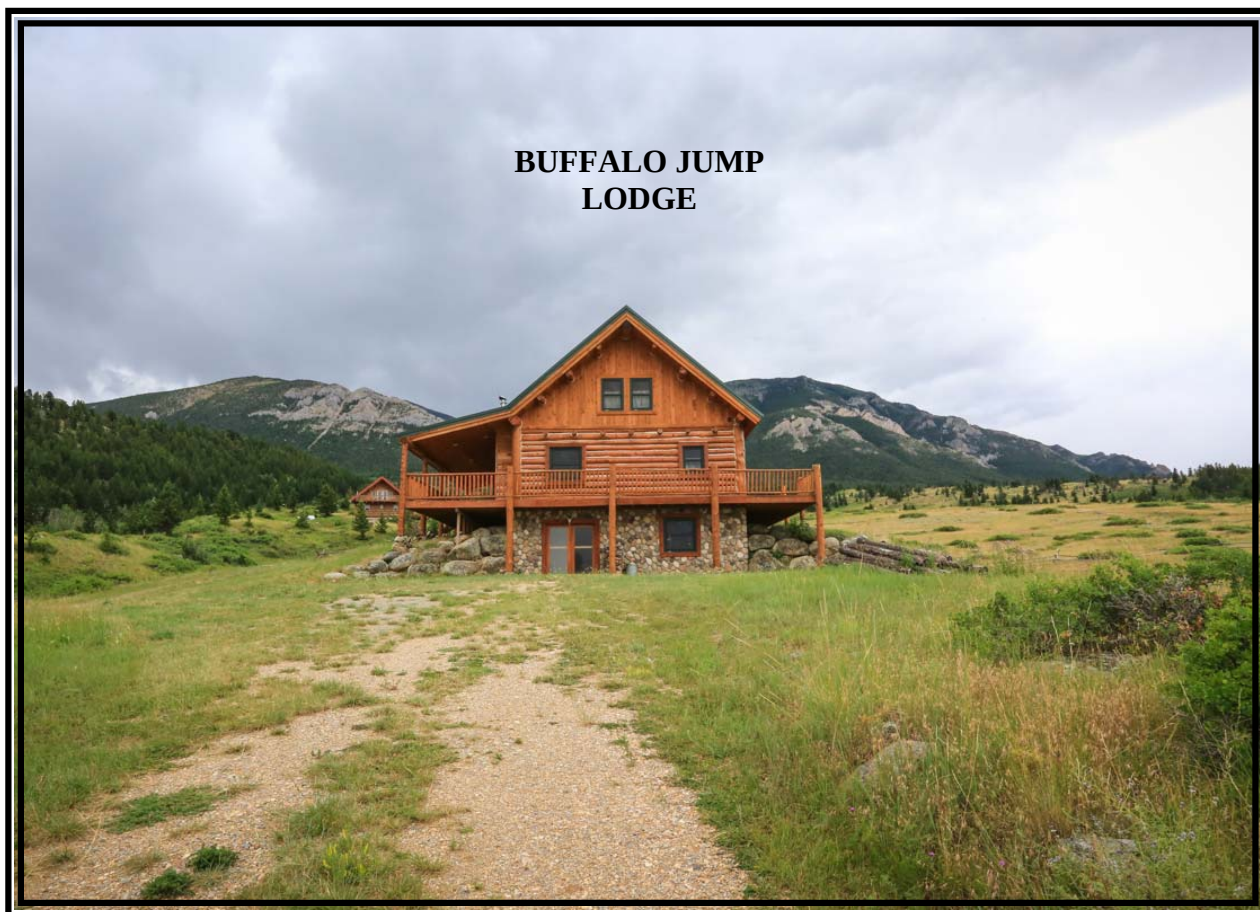




Buffalo Jump Lodge

Nye, Montana

\$329,000.

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.sonnytoddrealestate.com



Buffalo Jump Lodge



Located in an alpine setting with spectacular views, Buffalo Jump Lodge consists of 10+/- acres with abundant wildlife. The improvements are in excellent condition. The custom log home has been designed for 3 levels. The main floor has a master bedroom & a bath. There is a loft & a partially finished full basement with a family room, a possibility of 2 bedrooms & a bath. There is a wraparound deck & large picture windows to take in the breathtaking views. This property has perimeter fencing with a jack-leg fence. There is a 30,000 btu fireplace on the porch outside, a propane fireplace in the living room with 30,000 btu's & in the basement a new heatilator wood stove, professionally installed to code.



Logan Todd
(406) 930.3673



Ruthie Johnson
(406) 930.1022

DESCRIPTION:

Acreage:

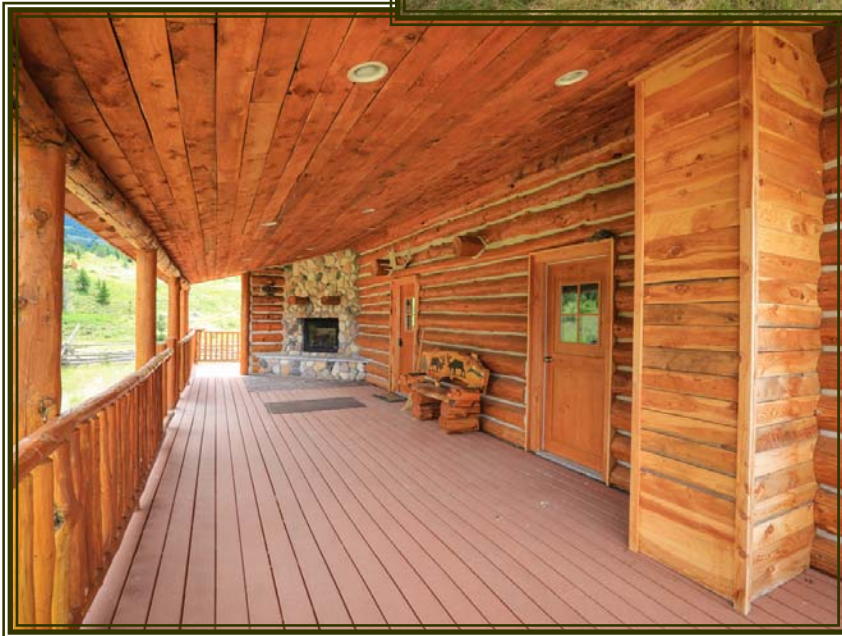
10+/- Total Acres

Home: 2,500 sq. ft.

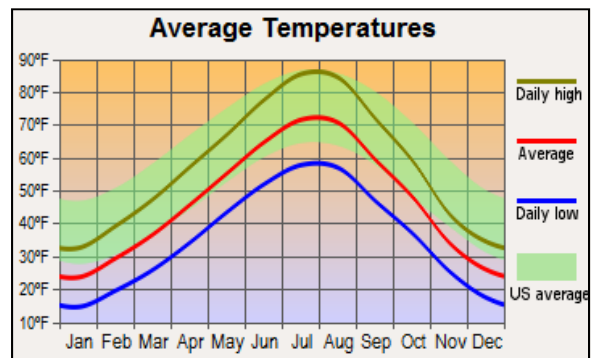
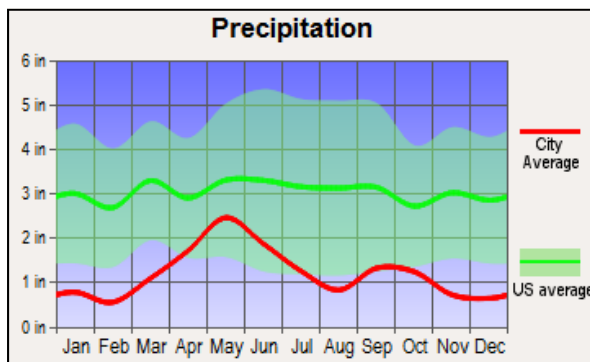
2BR/2BA & a loft
(unfinished basement would
add more sq.ft.)

Elevation:

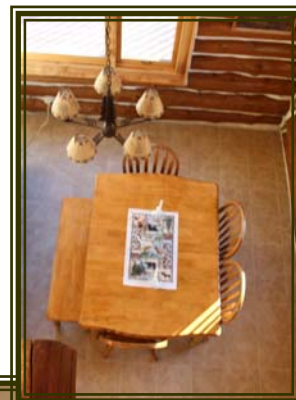
5,800'



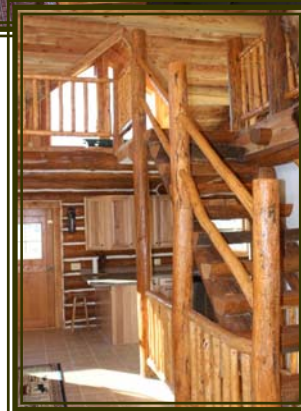
The custom ranch style home has a wraparound deck and windows to take in the amazing views.



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



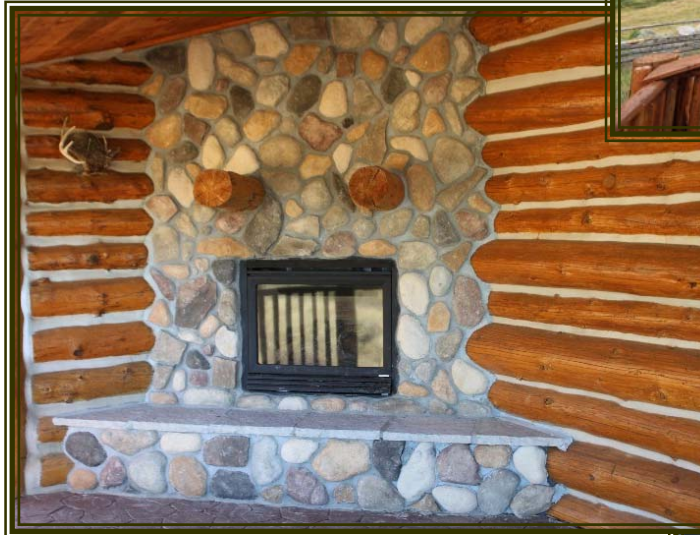
30,000 btu propane fireplace



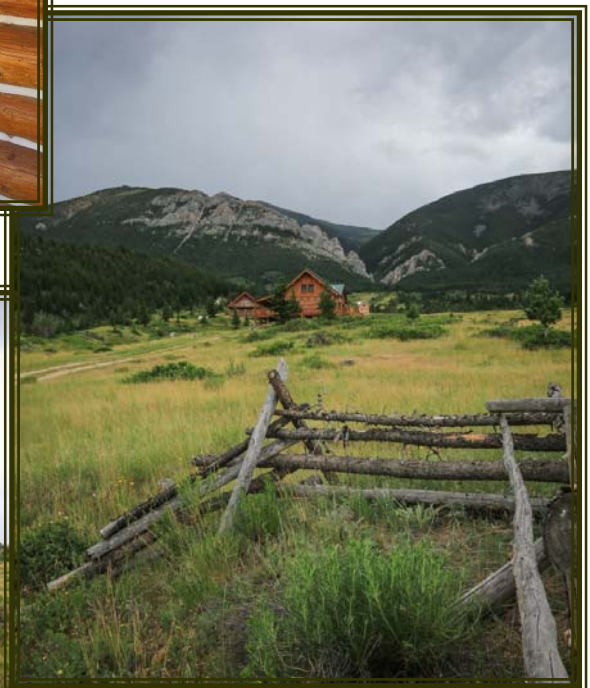




*Buffalo Jump Lodge has
a wide variety of Montana
terrain with wide open
views.*



*Outdoor fireplace
30,000 btu's*





SUMMARY & CONCLUSION:

There are unlimited outdoor recreational opportunities that go along with this property. There is a gated common ground for the homeowner's of Buffalo Jump. One gives access to the Stillwater River which offers blue ribbon fishing and the other gate leads to National Forest Service with abundant wildlife such as whitetail & mule deer, turkey, bear moose & elk. few of the amenities the area has to offer. It's close proximity to Billings, Red Lodge and Yellowstone Park makes Buffalo Jump Lodge an ideal place to enjoy and relax in the best last place, Montana. Welcome to the land of the "Big Sky".

PRICE: \$329,000.

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.

Sonny Todd Real Estate

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Buffalo Jump Lodge
Nye, MT
10+/- acres
Custom log home