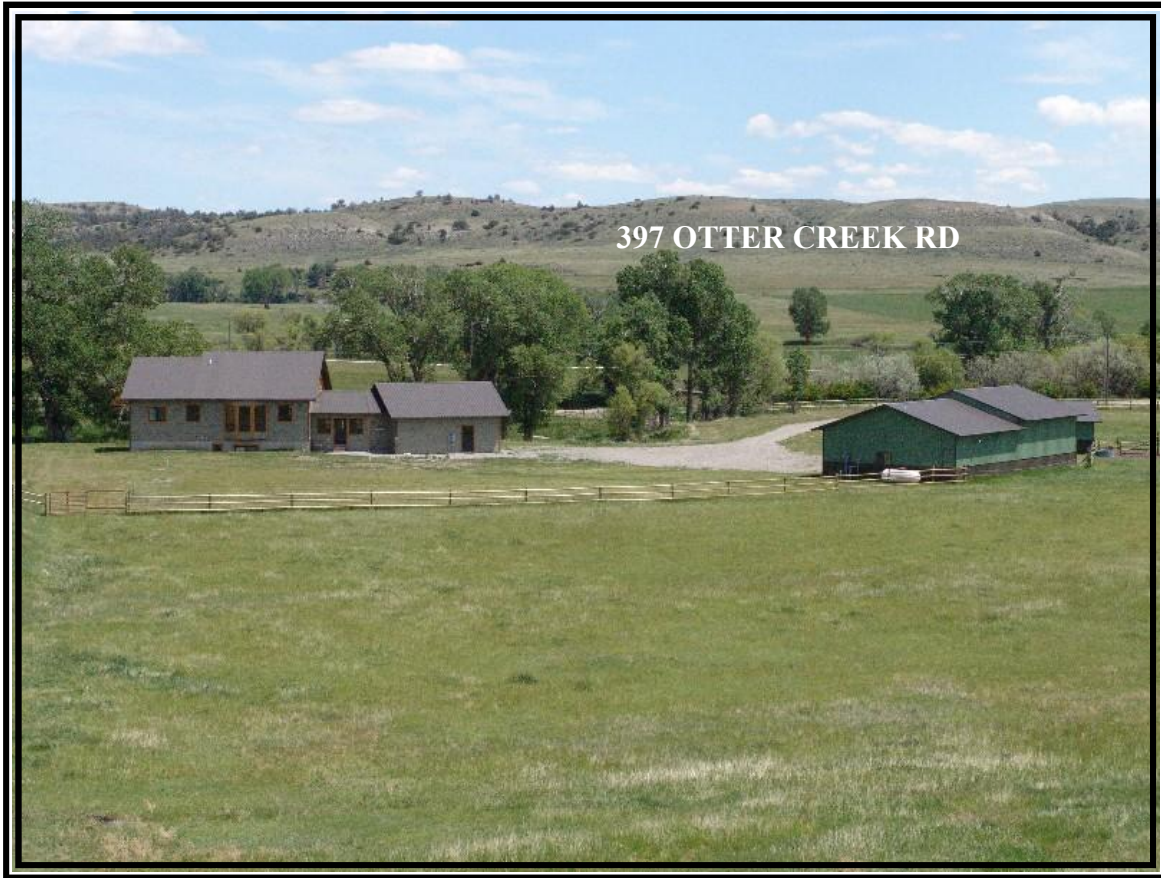




Otter Creek Ranchette

Big Timber, Montana

\$645,000.



Offered Exclusively By:
Sonny Todd Real Estate

301 W First, PO Box 788

Big Timber, MT 59011

Office: (406) 932-6668

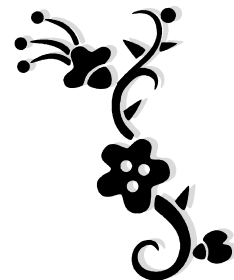
(406) 932-LAND

Toll Free: 1-866-932-1031

Fax: (406) 932-4838

info@sonnytoddrealestate.com

www.sonnytoddrealestate.com



397 Otter Creek Rd.



AGENTS NOTE:

Custom built 3,498 sq. ft. home on 35+/- acres with Seven Mile Creek running by your front door. Outbuildings include a large 36' x 72' shop, quaint guest cabin and horse shed with tack room. Beautiful setting in the Cottonwood trees with a view of the Crazy Mountains. Only 4 miles from Big Timber on a maintained county road.



Mary Ann Duffey

Cell: 406-930-6607

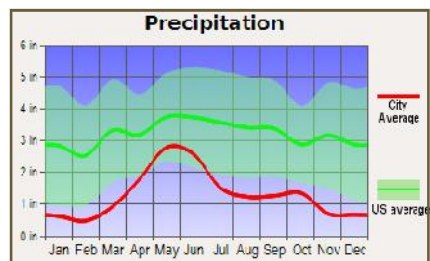
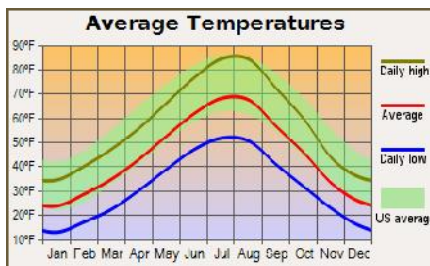
DESCRIPTION:

Acreage:
35+/- Deeded Acres

Elevation:
4,400'-4,946'

Taxes: \$2,595.07

Well:30 Gpm



Water & Mineral Rights: All now held by owner will transfer.



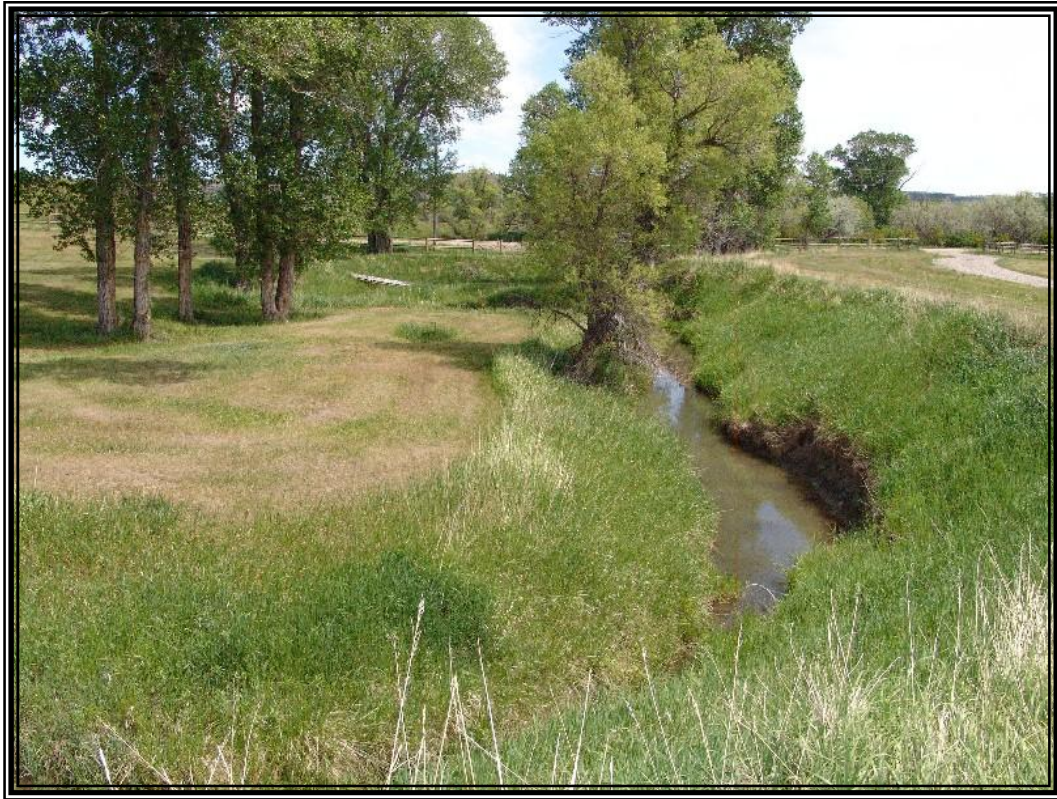
LOCATION:

OTTER CREEK RANCHETTE.: Located approximately 7 miles north of Big Timber, Montana in Sweet Grass County.

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, optometrist, 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. Big Timber has much to offer as a small comfortable Montana town.

BILLINGS: Located 87 miles to the east, Billings is the center of Montana's livestock industry. The International Airport in Billings is presently serviced by 5 majors airlines. Billings has two of the finest medical facilities in the northwest. Shopping, fine dining, theater and the arts make Billings the true hub of Montana.

BOZEMAN: Located 62 miles west via I-90, 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.



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 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.

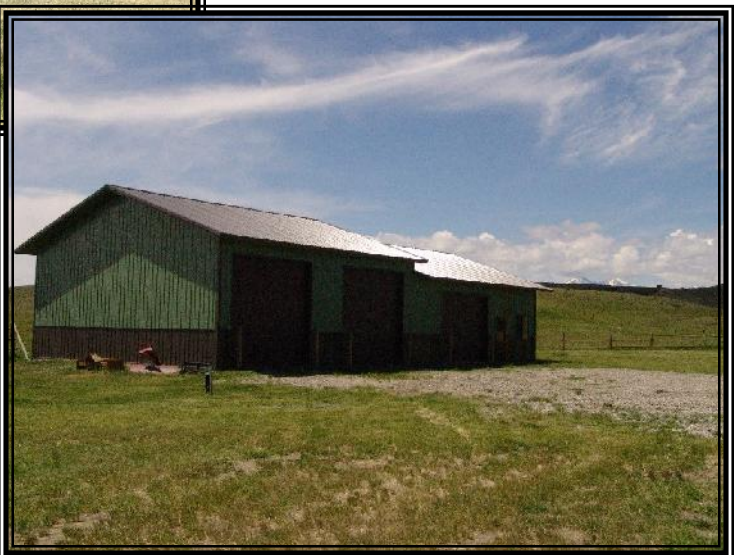
Montana is the land of snow-capped mountains, pristine wilderness areas, sparkling rivers and streams, and golden wheat fields all under 'The Big Sky.'

We welcome you to share and enjoy "*The Best Last Place*," Montana.





The Otter Creek School House was
refurbished as a guest house.





The property is ideal
for horses.





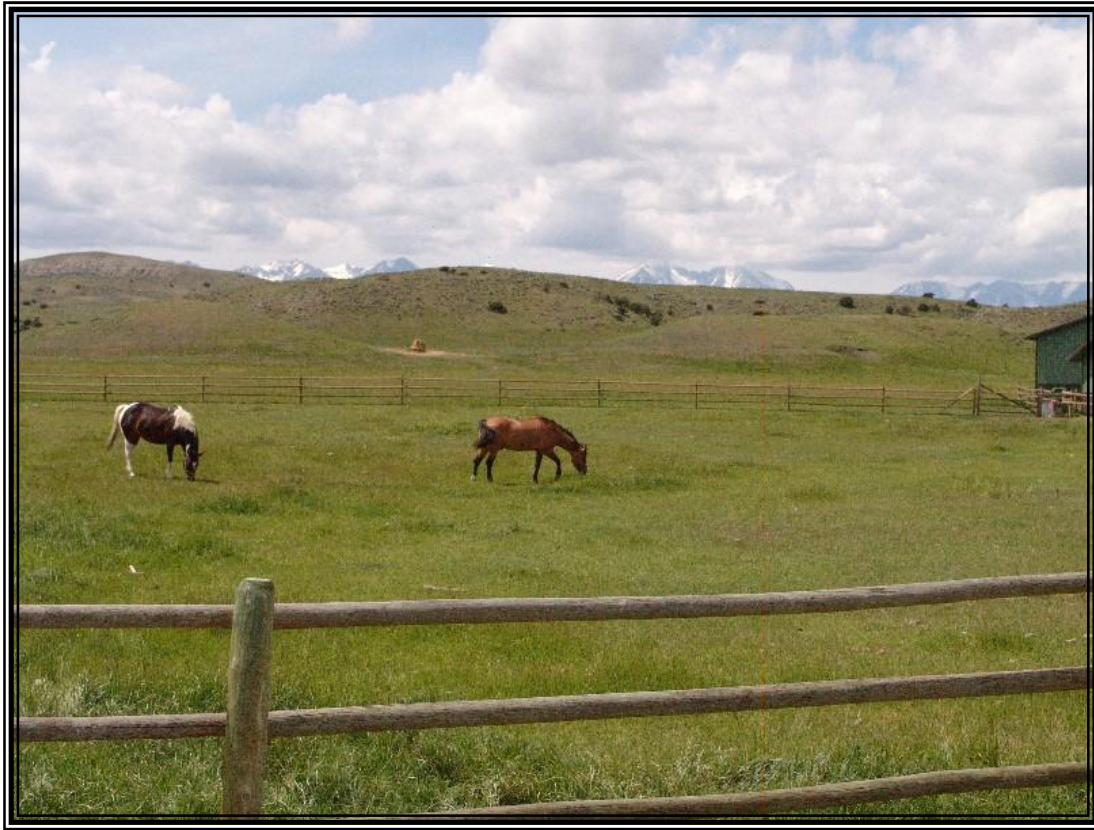
The custom built home was constructed in 2006.



Quality craftsmanship is displayed throughout the home.







CONCLUSION AND SUMMARY:

Comfortable, convenient living can be had at Otter Creek Ranchette. The expert craftsmanship of the home, outbuildings and the setting along the creek in the cottonwood trees is a true find in Montana.

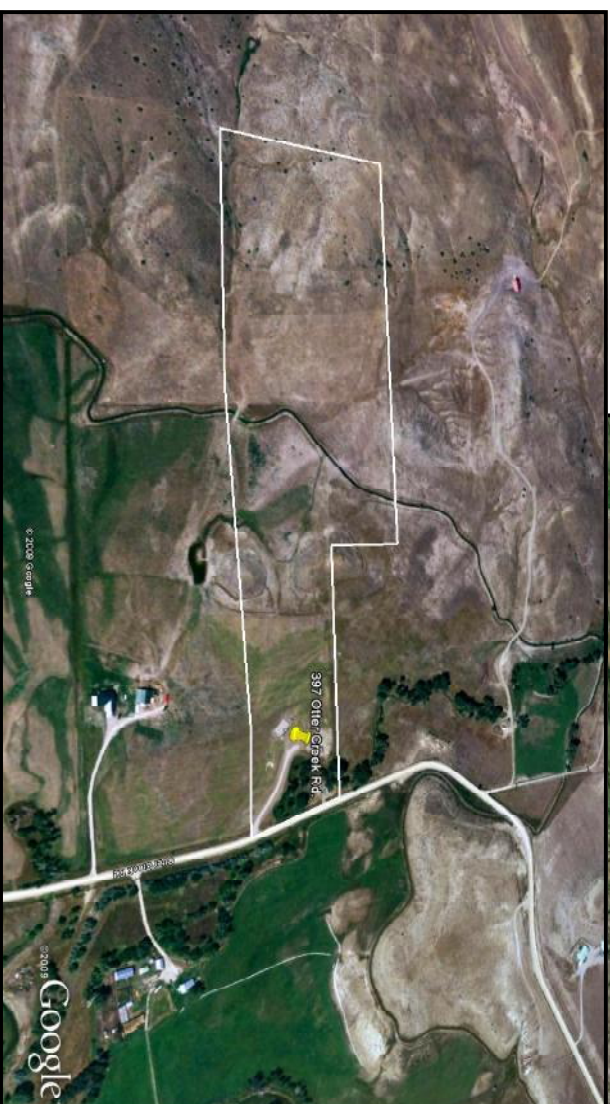


PRICE: \$645,000.

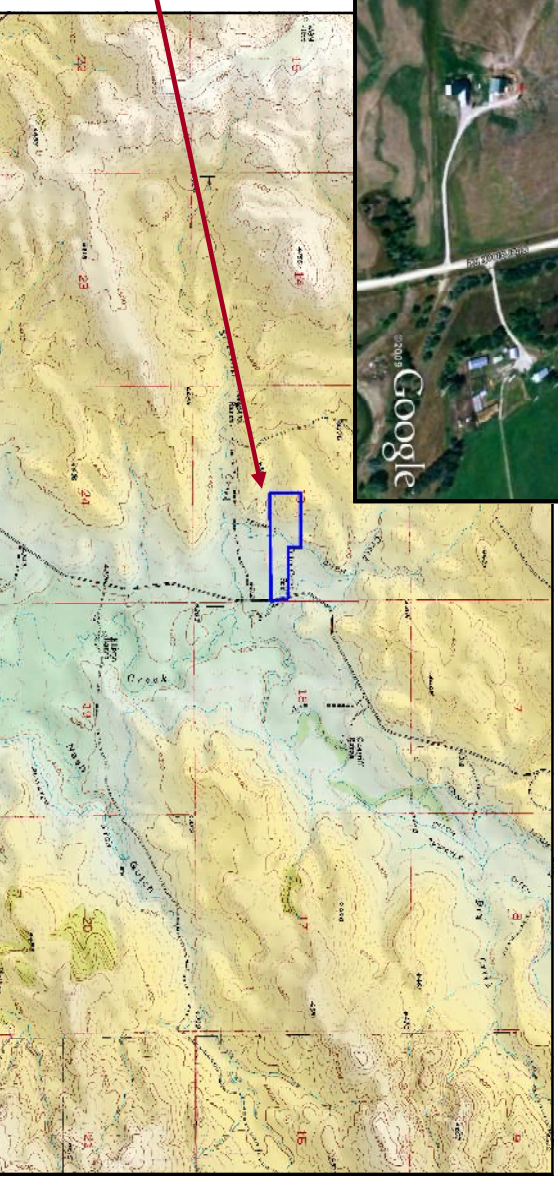
TERMS: Cash

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"



397 Otter Creek Rd.



Sonny Todd Real Estate

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