Sonny Todd Real Estate

301 West First, P.O. Box 788, Big Timber, MT 59011 (406) 932-6668 or (406) 932-1031 Fax: (406) 932-4838 info@sonnytoddrealestate.com ~ www.sonnytoddrealestate.com



Cottonwood Estates

Greycliff, Montana

\$249,000.

Offering an excellent income opportunity. This 18 lot 18.5 +/- acre trailer court is located on the outskirts of Greycliff Montana, just minutes from Big Timber. With great access from the interstate and located across the frontage road from a fishing access makes this property a very desirable place to live. Please email or call for detailed financial information.



Justin 7odd (406) 223-5263



Logan 7odd (406) 930-3673

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.



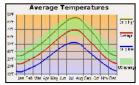
Taxes: \$

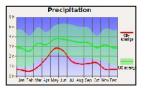
Elevation: 4,089°

The view looking form the septic tank back towards the West.











Above map shows the approximate boundaries of each of the 18 lots.



Cottonwood Estates

The black line is an estimate of the exterior boundary of the property.

The Blue line and box is an estimate of where the deeded ed easement to the second well lies off the property. The building that it runs to is the well house.

The brown line shows the deeded easement of the septic line running to the septic tanks and drain field.

Septic and water also runs underneath the gravel road to each one of the lots.