



Sweet Grass Meadows

Big Timber, MT

\$2,750,000

Just outside the charming western town of Big Timber, Sweet Grass Meadows offers an extraordinary opportunity to own 370 acres of premier Montana land. Comprised of two separate parcels, this remarkable property features valuable irrigation water rights that currently flood irrigate approximately 160 acres of productive meadowland.

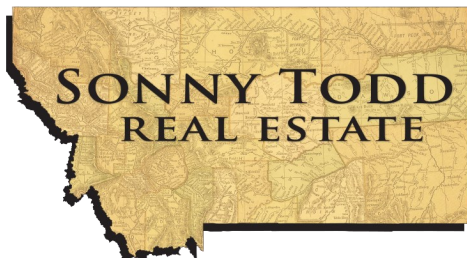
In addition to its agricultural value, Sweet Grass Meadows offers outstanding development potential. The current owner is actively working through the subdivision process to create several additional tracts, presenting exciting opportunities for future investment, residential development, or a legacy family property.

Surrounded by Montana's spectacular natural beauty, the property enjoys breathtaking panoramic views of the Crazy Mountains and the scenic Boulder River Valley. Located just minutes from both the Boulder River and the Yellowstone River, owners will enjoy convenient access to world-class fly fishing, boating, hunting, hiking, and countless outdoor recreation opportunities.

The landscape is highlighted by approximately 160 acres of lush, flood-irrigated meadows, complemented by open pasture, native grasses, and abundant wildlife habitat. Whether you're seeking an income-producing agricultural property, a private ranch retreat, a premier homesite, or a promising development investment, Sweet Grass Meadows offers exceptional versatility.

With its productive water rights, stunning mountain vistas, outstanding recreational access, and prime location just outside Big Timber, Sweet Grass Meadows represents a rare opportunity to own a truly special piece of Montana's legendary landscape.

Come experience Sweet Grass Meadows and discover why Montana is known as "The Last Best Place."

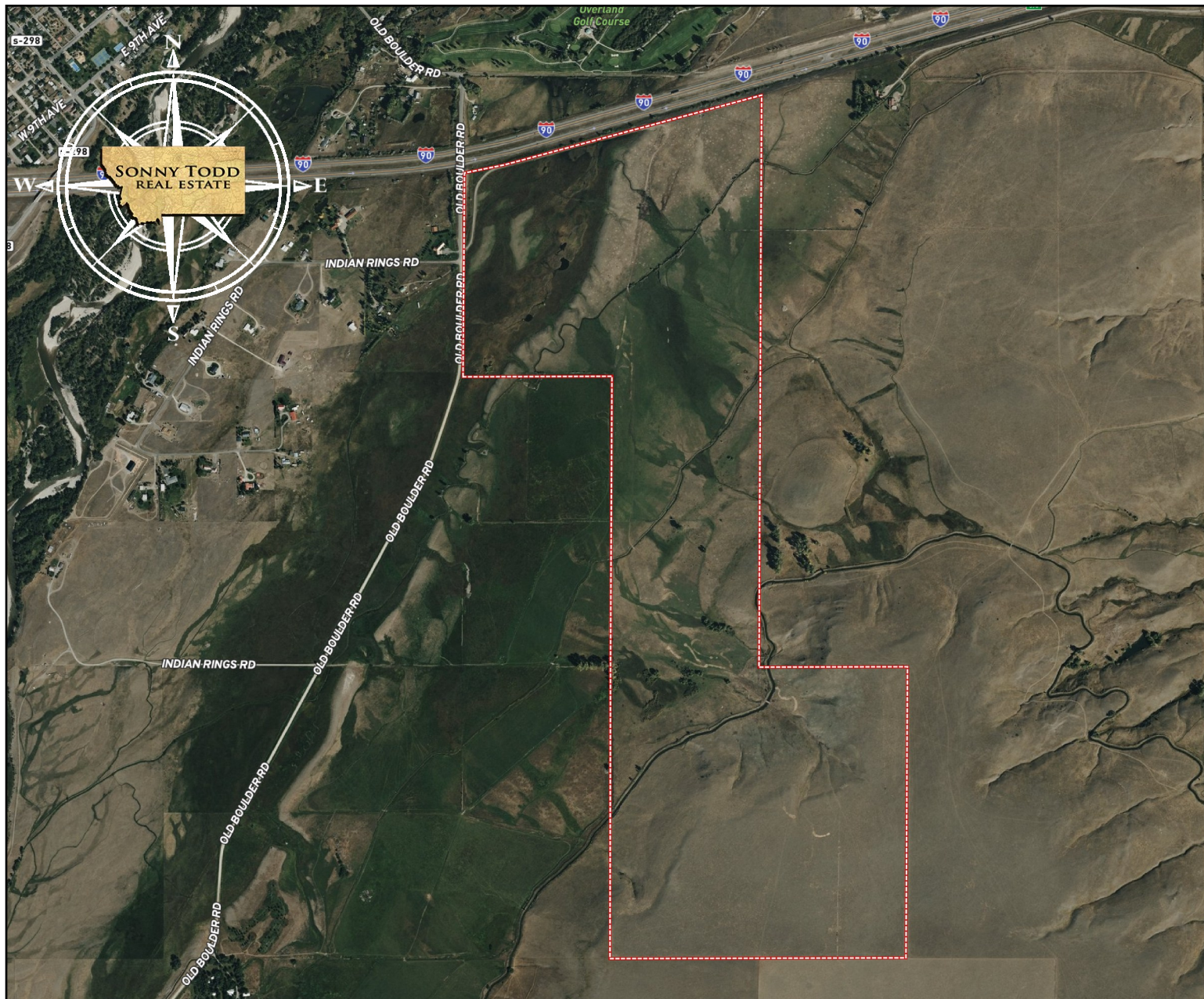


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Average Climate for Big Timber, MT

