

# Sonny Todd Real Estate

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615 East 4th

Big Timber, Montana

**\$190,000.**

Live in the main house and have guest quarters in the other or rent the small house out for additional income. Mature landscaping surrounds this well built ranch style home on the east end of Big Timber. Designed to have everything you need on the main floor and lots of space for whatever downstairs. 2 car attached garage, sun room, storage shed fenced back yard, UGS, 1/2 blk to the Post Office.



*Mary Ann Duffey*  
Cell: (406) 930-6607

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**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.

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



**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, car dealerships, barber and beauty shops, a quilt shop, golf course, churches, grocery and clothing stores, museums, art galleries, establishments offering fine food from the Frosty Freeze to the nationally acclaimed "Grand Hotel", motels, bed and breakfasts, movie theater, bowling alley and a paved airport capable of facilitating most any private aircraft.

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