

# *Sonny Todd Real Estate*

*301 W First St, PO Box 788, Big Timber, MT 59011*

*Telephone: (406) 932-6668 Toll Free: (866) 932-1031 Fax: (406) 932-4838  
stre@mtintouch.net~www.sonnytoddrealestate.com*

## *Smiling Rock Ranch*

*Big Timber, Montana*

*This 3, 200 acre ranch provides a great balance of agricultural and recreational value. The Smiling Rock Ranch is endowed with great habitat for mule and white tail deer in addition to duck, Canadian geese, ring-neck pheasants, Hungarian partridges and grouse. Two miles of Otter Creek offer fishing and a water source for both wildlife and livestock. This is a very productive ranch with 8 new pivot sprinklers that irrigate over 450 acres.*



*On this ranch sits a beautiful refurbished 3,000 sq. ft. Victorian home plus a heated outdoor pool, guest quarters and office. There is also a log home, in addition to many other out buildings.*

**PRICE: \$6,000,000.**

**Sonny Todd, Broker/ Owner**  
*(Listing Agent)*  
**Home: (406) 932-4475**

**Justin Todd, Sales Assoc.**  
*(Listing Agent)*  
**Mobile: (406) 223-5263**

**Mary Ann Duffey, Broker**  
**Home: (406) 932-6607**

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