

Sonny Todd Real Estate

*301 West First, P.O. Box 788, Big Timber, MT 59011
(406) 932-6668 or (406) 932-LAND Fax: (406) 932-4838
info@sonnytoddrealestate.com ~ www.sonnnytoddrealestate.com
Toll Free: (866) 932-1031*



Yellowstone Meadows

Lots 15 & 16

***Big Timber, Montana
\$50,000. ea. or 2/\$90,000.***

Two premier lots located in Yellowstone Meadows subdivision, approx. 4 miles east of Big Timber and offering 1+/- acre building sites with great views of the snowcapped, majestic peaks of the Crazy and Beartooth Mountains, Yellowstone Meadows provides a setting for affordable home sites in a rural ranchette atmosphere. Amenities include a private 17+ acre homeowner's park, bordered by a jack link fence, with 1/4 mile of frontage on the Yellowstone River. An additional 43+/- acres of homeowner's common ground, including a small lake and several spring-fed ponds and wetlands creates ideal habitat for the wildlife and waterfowl that are native to this area. \$50,000.00 ea.

Mary Ann Duffey
Cell (406) 930-6607



YELLOWSTONE MEADOWS

We invite you to become part of Yellowstone Meadows.

This is a very unique neighborhood, with wetlands and lush meadows, providing ideal habitat for a wide spectrum of Montana wildlife, including ducks, geese, partridge, mule and whitetail deer, to be enjoyed and appreciated along with the panoramic scenic views.

It is the objective of Yellowstone Meadows to provide a setting for affordable homes in a rural ranchette atmosphere.

The elevation of this area is approximately 3,850', providing a comfortable climate suitable for year-round living. Typical summer temperatures are in the mid to high 70's, followed by spectacular Indian summers. Big Timber, Montana has the highest year-round temperature of any city in the state. We generally experience very mild winters, with temperatures averaging approximately 25-35 degrees.

Amenities include: paved roads to the subdivision, utilities to each lot, school bus route, private 17 acre homeowner's park on the Yellowstone River and common ground bordered by a jack link fence.

Aesthetic and environmental values of Yellowstone Meadows are a primary objective in our development plan. All utilities and propane tanks will be buried, and dose septic systems will be designed and engineered by Fluidyne, Inc. (see insert).

Please look over the information provided in this packet and feel free to call any one of our agents.

Mary Ann Duffey
Cell (406) 930-6607



“Yellowstone Valley Grandeur”

Offering 1+/- acre building sites with great views of the snowcapped, majestic peaks of the Crazy and Beartooth Mountains with a 17-acre homeowner's park on the Yellowstone River.

LOCATION:

Located approximately 4 miles east of Big Timber, Montana in Sweet Grass County.

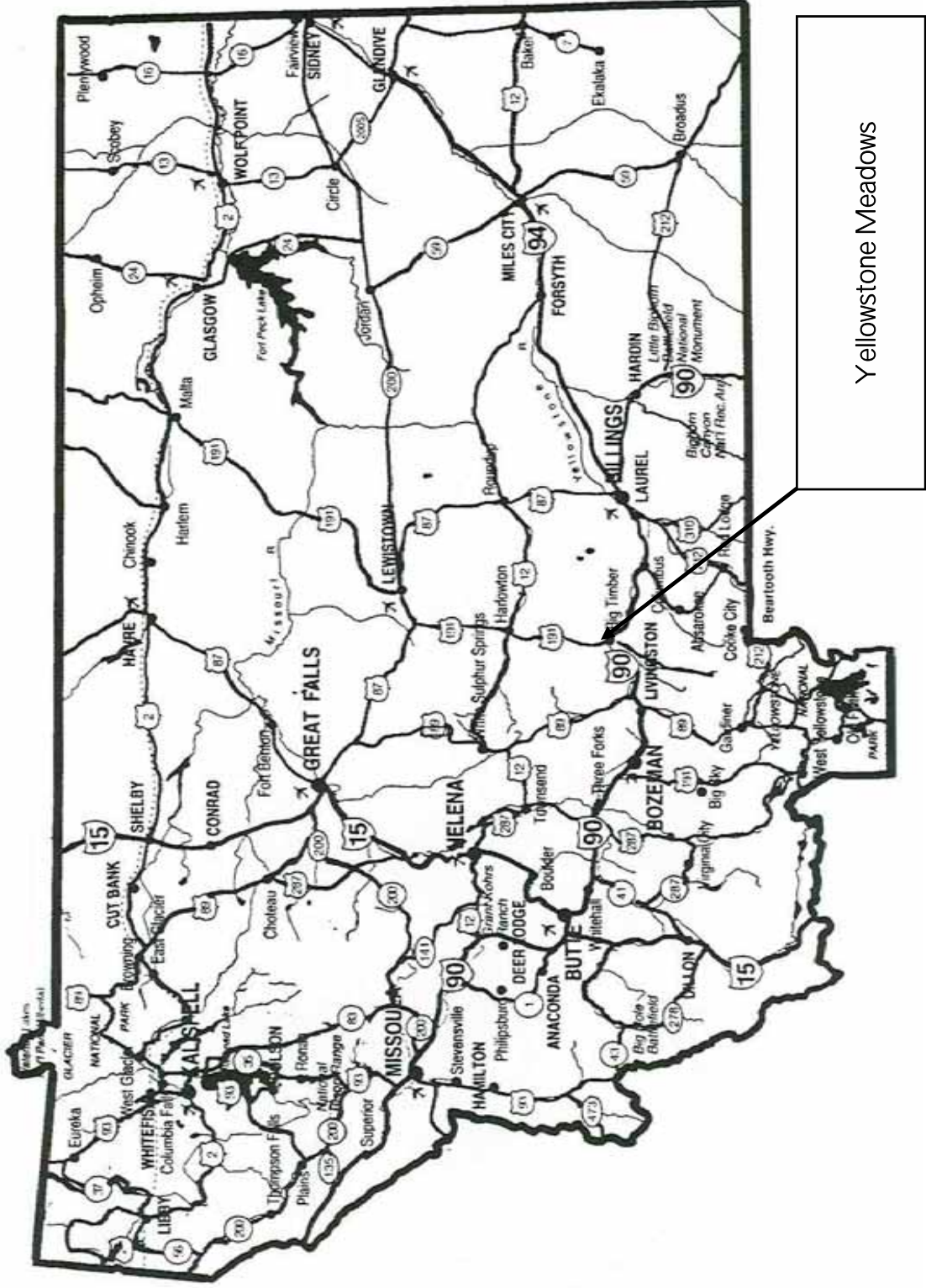
Big Timber is located at the confluence of the Yellowstone and Boulder Rivers and is the Sweet Grass County seat serving as the support system to the ranching community and ranching industry in the area. The name “Big Timber” came from Lewis and Clark when they used the big cottonwood trees along the Yellowstone River to make their dugout canoes for their journey south. Long-term economy and employment opportunities are very good for Big Timber and Sweet Grass County.

Big Timber features a school system which offers K-12, medical facility including emergency services, Assisted Living Facility, optometrist, dentist, car dealerships, barber and beauty shops, churches, grocery and clothing stores, museums, art galleries, establishments offering fine food ranging from the local Frosty Freeze to the nationally acclaimed “Grand Hotel”, motels, bed and breakfasts, movie theatre and a paved airport capable of handling most private aircraft. Big Timber has much to offer as a small comfortable Montana town.

Billings is approximately 76 miles to the east via I-90. Logan International Airport in Billings is presently serviced by 5 major airlines. Billings has two of the finest medical facilities in the northwest. Shopping, fine dining, theatre and the arts make Billings the true hub of Montana.

Bozeman is located 65 miles west via I-90. Besides being home to Montana State University, Bozeman is also known as a year-round recreation center. Fishing is all around on the Gallatin, Madison and Jefferson Rivers. Bozeman's wintertime sports feature skiing Bridger Bowl's legendary “Cold Smoke Powder” or a short cross-country skiing enthusiasts, this area of Montana features miles of groomed and unpacked cross country trails.

Montana "The Best Last Place".



Yellowstone Meadows