

LOWER DEER CREEK

Big Timber, Montana



LEGACY LANDS
LLC

HOME FEATURES:

This 4,224 square foot 4BD/3.5 BA home was built in 2005 and comes fully furnished with many custom pieces. The main floor has the master suite, an additional bedroom and two full baths. There is also an office with a separate outside entrance, making it perfect for a home business. The lower level has two additional bedrooms and a huge bar area with a sink. The lower level also



leads out to a spectacular outdoor patio space complete with a bar that seats six, a table that seats 10, built in grill and counters, and views for miles. You can relax by the firepit on the patio area and enjoy the sounds of Lower Deer Creek that runs through the neighbor's large ranch to the south. You have mountain views and views of the mature

cottonwoods scattered throughout green pastures. There is an additional detached 1,200 square foot three-car garage. The home sits on 7.04 +/- acres on two lots that give you quiet country living and property to move around on. This property would be ideal for a permanent residence or a vacation rental.



LOCATION:

This home is just ten miles from Big Timber, MT in gorgeous Sweet Grass County with the Crazy Mountains as the backdrop. Big Timber, with a population of 1,600 people, is a small town with many activities to offer. The historic downtown includes restaurants



such as the historic Grand Hotel and The Thirsty Turtle , boutiques and antique stores, a brewery, a fun bar scene, unique museums, historic churches, seasonal festivals, and various events throughout the year. There is also one of the most scenic nine-hole golf courses in the state, Overland Golf Course. Livingston is only 40 minutes away where you can find two theaters, art galleries all along Main Street, a new state of the art hospital, a wide variety of restaurants, the iconic Murray Hotel, and a huge 4th of July celebration and rodeo. For a big city feel, both Bozeman (population 52,000) and Billings (population 110,000) are both an hour away where you can access shopping, airports, colleges and universities, restaurants, sporting events, specialized medical care, and even more art and culture.



RECREATION:



The Natural Bridge

Big Timber is located at the confluence of the Yellowstone and Boulder Rivers and has the Crazy Mountains in the background. It is known for not only its spectacular views, but also the abundance of recreational activities right out your back door. Within minutes you have access to hunting in several mountain ranges and public lands; fishing, floating, paddle-boarding, kayaking, or canoeing on the Yellowstone River; hiking trails to explore any type of terrain or difficulty; cross country or downhill skiing; snowmobiling; or

simply scenic drives and photography opportunities galore. Yellowstone National Park, where millions of people come from around the world to visit each year, is an hour and a half away. The Natural Bridge Falls and Picnic Area is just a short drive up the West Boulder and Spring Creek and Halfmoon Campgrounds are nearby. Bridger Bowl Ski Area is an hour away and has eight chair lifts, four lodges, and over 2,000 acres of terrain to explore. Besides the fishing on the Yellowstone and Boulder Rivers, you can hike to a nearby high mountain lake. There is something for every outdoor enthusiast in Sweet Grass County.



Bridger Bowl
Ski Area



Not on subject property



Not on subject property



OFFERED AT

\$1,249,000

For more information or a showing contact:

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