



**Big Timber Development Property, Sweet Grass County, Montana, 31.00 Acres     \$1,700,000**

- Income producing

31 +/- acres of prime development land on the west end of Big Timber! The views of the Crazy Mountains from this parcel are just stunning. This would be a perfect location to develop a subdivision for housing or for commercial use. Some of the ground work has already taken place so bring your vision for development! Big Timber is a bustling town that is a gateway community to Billings and Bozeman. The Yellowstone River flows past the edge of town where fly fisherman congregate to catch trout. Major airports are an hour and half away. Big Timber has all of the modern conveniences such as grocery stores, banks, retail stores, eateries, and so much more.

**Main Info**

- Street Address : NHN 2nd Avenue
- Lot Size Acres : 31.00 Acres
- Postal / Zip Code : 59011
- Lot Size Square Feet : 1350360 square feet
- State / Province : Montana
- Dwelling : No
- County : Sweet Grass
- (Assessor) Parcel Number : 0001C00134
- Closest City : Big Timber

**Taxes**

Tax Year : 2021

Estimated Taxes per year are \$236.00

### Broker Info



#### **Leanne Bodell**

**Clearwater Properties**

**(P:) 406-547-3000**

**(M:) 406-439-6904**

**[Leanne@CMPMontana.com](mailto:Leanne@CMPMontana.com)**

**[cmpmontana.com](http://cmpmontana.com)**



**Co-listing with: Clearwater Properties, Leanne Bodell**

Full-Time Real Estate Broker licensed in both Montana and Wyoming; Knowledgeable and professional; Member, National Association of Realtors; Member, Montana Association of Realtors; Member, Wyoming Association of Realtors; Member, Lewistown Board of Realtors; Member, Great Falls Association of Realtors; Member, Gallatin Association of Realtors; Member, Montana Regional MLS; Member, Billings Association of Realtors; Member, Helena Association of Realtors; Member, Northwest Wyoming Association of Realtors; Member, Teton Board of Realtors; Member, Sheridan County Board of Realtors; Certified Residential Specialist (CRS); Graduate of Realtors Institute (GRI); Resort and Recreation Specialist (RRS); Born and raised in Meagher County, Montana. Specializing in residential, new construction, commercial, land, subdivisions, farm and ranch, horse properties and recreational properties. Enjoys spending time outdoors, working on the ranch, and spending time with her husband and three children.

---

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."