



**HALL AND HALL®**  
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## **SWEET GRASS FARM ON THE YELLOWSTONE** **BIG TIMBER, MONTANA | \$4,050,000**



### **EXECUTIVE SUMMARY**

Located off Howie Road, the Sweet Grass Farm on the Yellowstone is just three miles northeast of the small town of Big Timber, Montana, and approximately 45 minutes from Livingston and just over an hour from Bozeman. The Yellowstone River forms the southern boundary for approximately one mile. Otter Creek enters the property from the north and meanders along the western boundary before joining the Yellowstone. The 493± deeded acres offer crop production or grazing, including 367± irrigated acres, with approximately 307 of those acres being irrigated under four pivots. Water rights are primarily conveyed by two irrigation ditches that traverse the property. Structural improvements include an 8,200± square foot shop/storage/cattle handling facility with well and septic. Undeveloped building sites offer sweeping views of the Yellowstone River and the Beartooth, Absaroka, and Crazy Mountain ranges.



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## JUST THE FACTS

- 493± deeded acres
- 367± irrigated acres including 307± tillable acres under four pivots
- Approximately one mile of frontage along the north bank of the Yellowstone River
- Additional water features include a portion of Otter Creek and two irrigation ditches
- Approximately three miles northeast of Big Timber
- Views of the Yellowstone River, Beartooth, Absaroka, and Crazy Mountains
- Improvements include an 8,200± square foot shop/storage/cattle handling facility with well and septic
- Water right sources include Big Timber Creek and Otter Creek, which are primarily conveyed by the Bailey-Clark Ditch and Meyer-Rapstad-Rudd Ditch, plus pumping rights from the Yellowstone River
- Potential to lease back to the current owner



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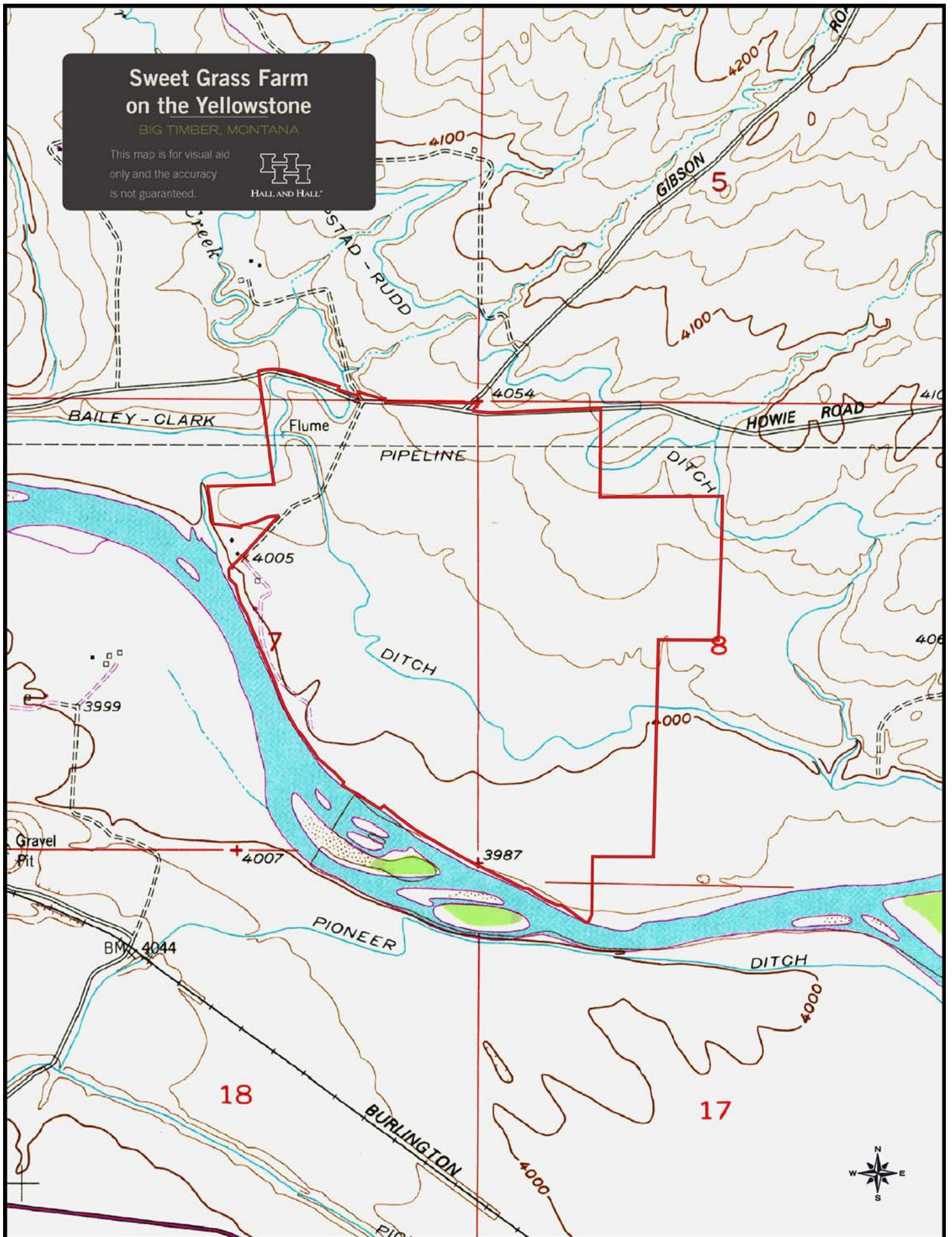
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Gallatin  
National  
Forest

Big  
Timber

Gallatin  
National  
Forest

Custer National Forest

Gallatin  
National  
Forest





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