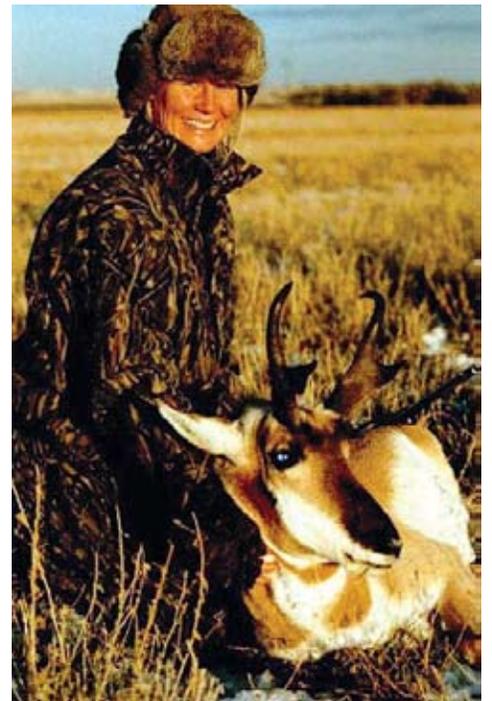




BIG COUNTRY,
SMALL TOWN,
GREAT VALUES



At the end of day, whether you have fished the Boulder River, Yellowstone River or the great stretches of numerous creeks in Sweet Grass County, you will marvel at the serene harmony and natural beauty in Big Timber, Montana. We are in the center of blue ribbon trout fishing, big game hunting, upland birds and migrating waterfowl, all-season recreation, including world-class downhill skiing, and every type of equestrian riding interest you can imagine.

We have spectacular snowcapped views of the dominant mountain ranges in our

community; there are views of the Crazy, Absaroka, Snowy and Pryor Mountains. We are accessible, but we are not on “the beaten path.” We have farms and ranches run by homestead families and similar properties staffed and run by relatively new owners bringing a wealth of new perspectives while still maintaining a balance based on traditional values. Our community is comprised of very large ranches, smaller acreages primarily for personal and recreational use and the historic town of Big Timber. Since the ownership in Sweet Grass County is a rare, positive spectrum

of long-time residents and a mix of more recent newcomers, this blend of community contributes to our thriving, healthy spirit and supports the increasing value of ownership.

In contrast to the many desirable small towns in America, Big Timber has not experienced exponential growth in recent times. There is a comfortable, but lively, Western lifestyle established 100 years ago that has only been refined in the context of today’s investment and recreational approach to acquiring real estate. Our land values have consistently increased, exceeding national averages for



farm and ranch sales. Factors that contribute to land value increases are low interest rates and favorable tax incentives, strong commodity prices and farm programs, out-of-area investors and the continuing process of development. We are fortunate that our area is not conducive to density. We are well located for a fulfilling life, but not so close as to be swamped with “big box” stores and endless chain stores. We are the country and seek to stay balanced based on the factors that made the Rocky Mountains desirable initially: wide-open spaces, spectacular views, individuality, courtesy, tolerance and a big dose of respect on all levels.

People are drawn to the beauty of this area from all over the country. The community of Big Timber still prides itself with Friday night football fever, rodeos, parades for every occasion and public swimming pools and playgrounds where children can play safely. There is very little of the conflict found in the “glitzy” arena of ski towns and densely developed resort communities in this down home, traditional-minded farm and ranch area. Our main street is much the same size as it was 100 years ago with the “Old West” Main Street feel. The small town spirit prevails and is inviting to the newcomer that seeks to enjoy and add to the community. The pride

the town takes in sports, church and family are what some people might call the modern “Western Mayberry.”

The quintessential America is in Sweet Grass County. We have beautiful rivers and streams, majestic mountains and extensive plains of amber grass. Diversity frames the irrigated hay meadows and vertical rock cliffs, contrasting the timbered high country from lush natural meadows and valleys laced with trees and streams. Each change of terrain provides the perfect venue for outdoor recreation of all types, as well as providing sanctuary for the flourishing wildlife population inhabiting the area. Wildlife abounds keeping cowboys and ranchers here while at the same time, drawing the recreational enthusiasts. In so doing, the community is made up of a very eclectic atmosphere of people, sharing similar goals and aspirations.

South central Montana has diversity and Sweet Grass County has value, economics and family. Come visit the area and be prepared to take ownership of your dream in Montana-Big Sky Country, the last best place! We at The Land Brokers of Big Timber invite and welcome you to contact us for more specific information and a sincere, personal invitation. ❖

Submitted by: The Land Brokers, P.O. Box 1025, Big Timber, Montana 59011, 406 932-6892, philipland@thelandbrokers.net.