

85 Lower Deer Creek Retreat

7.90 Acres | Sweet Grass County, MT | \$1,575,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Equestrian/Horse Property
House/Cabin
Hunting - Predator/Varmint
Outbuilding/Barn/Shed/Shop
Propane
Stream/River
Water View
State Hunting Unit: HD-525

Land Details

Address: 85 Lower Deer Creek, Big
Timber, Montana 59011, USA
Closest Town: Big Timber
Total Acres: 7.90
Deeded Acres: 7.90
Topography: level
Estimated Taxes: \$2,557 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Custom
Finished Sq. Ft.: 2155
Stories: 1.5
Bedrooms: 3
Full Bathrooms: 3
Half Bathrooms: 1
Parking Types:
Attached Garage
Outbuildings: 2
Fence Type: Barbed and wood
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Appliances: Dishwasher, Dryer,
Refrigerator, Microwave, Oven, Washer
Flooring: Carpet, Laminate, Vinyl
Siding: Hardi
Roofing: Metal
View: Creek, Mountain, Private, Wooded



Property Summary

Discover your own private Montana escape, where vast open spaces blend seamlessly with the rugged beauty of the mountains. This 8-acre property lies just beyond the town of Big Timber. Welcome to 85 Lower Deer Creek retreat.





Land

At the heart of the property sits a custom home that perfectly blends craftsmanship and comfort. This 3-bedroom, 3.5-bathroom residence offers 2,155 sq ft of living space, featuring a gourmet kitchen with custom cabinets, granite countertops, a gas stove, a pantry, and top-of-the-line appliances. The main level features a laundry room, office, living and dining areas, a half bath, a guest bedroom with a full bath, and the main ensuite with a sitting area and main bathroom. There's a gas forced-air furnace paired with a mini-split system for A/C.

On the upper level, it features a bedroom, bathroom, and sitting area, complete with its own outdoor balcony for seclusion and privacy. A spiral staircase leads down to the expansive Trex deck and patio area. The covered porch offers shade throughout the day and creates a great spot for entertaining. There's also a spacious two-car garage.

Improvements

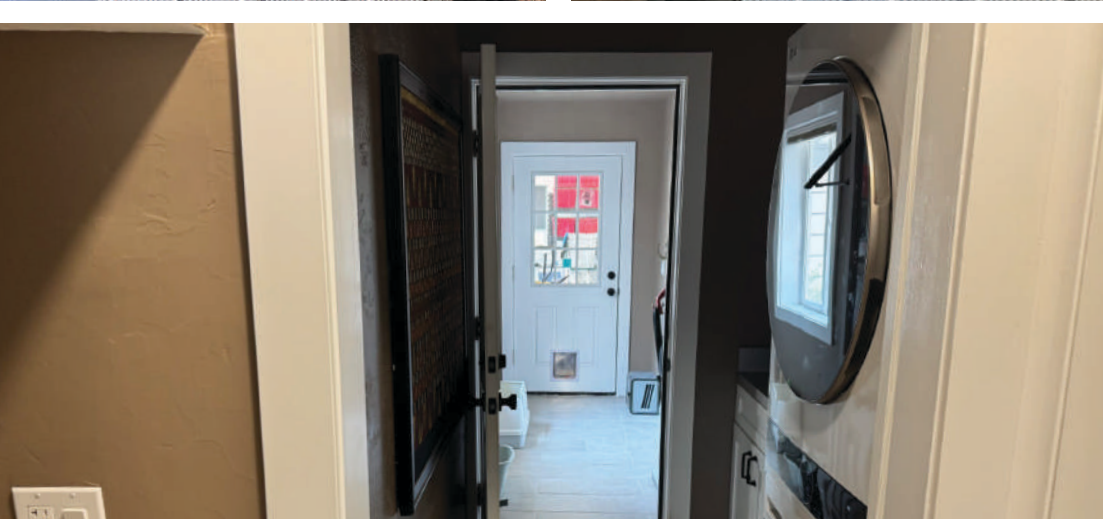
The rest of the retreat is fully fenced and set up for horses, featuring a two-stall barn with a fenced area, a small, heated shop, and an additional section for toy storage. The property boasts a high-producing well at 18 GPM, along with a 2,000-gallon cistern for extra water storage for livestock or lawn irrigation. A row of trees along the road is connected to a drip system to ensure they continue to thrive.

The neatly maintained lawn has underground sprinklers and is accented with crabapple and poplar trees, all within a fully fenced yard.

Recreation

85 Lower Deer Creek Retreat is just minutes from the Yellowstone River, offering world-class fishing, floating, and exploring. Located about 10 miles from Big Timber and roughly an hour from Billings or Bozeman, it's perfectly situated for convenience and adventure. Hunting opportunities abound just minutes from the property.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.





Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal 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."

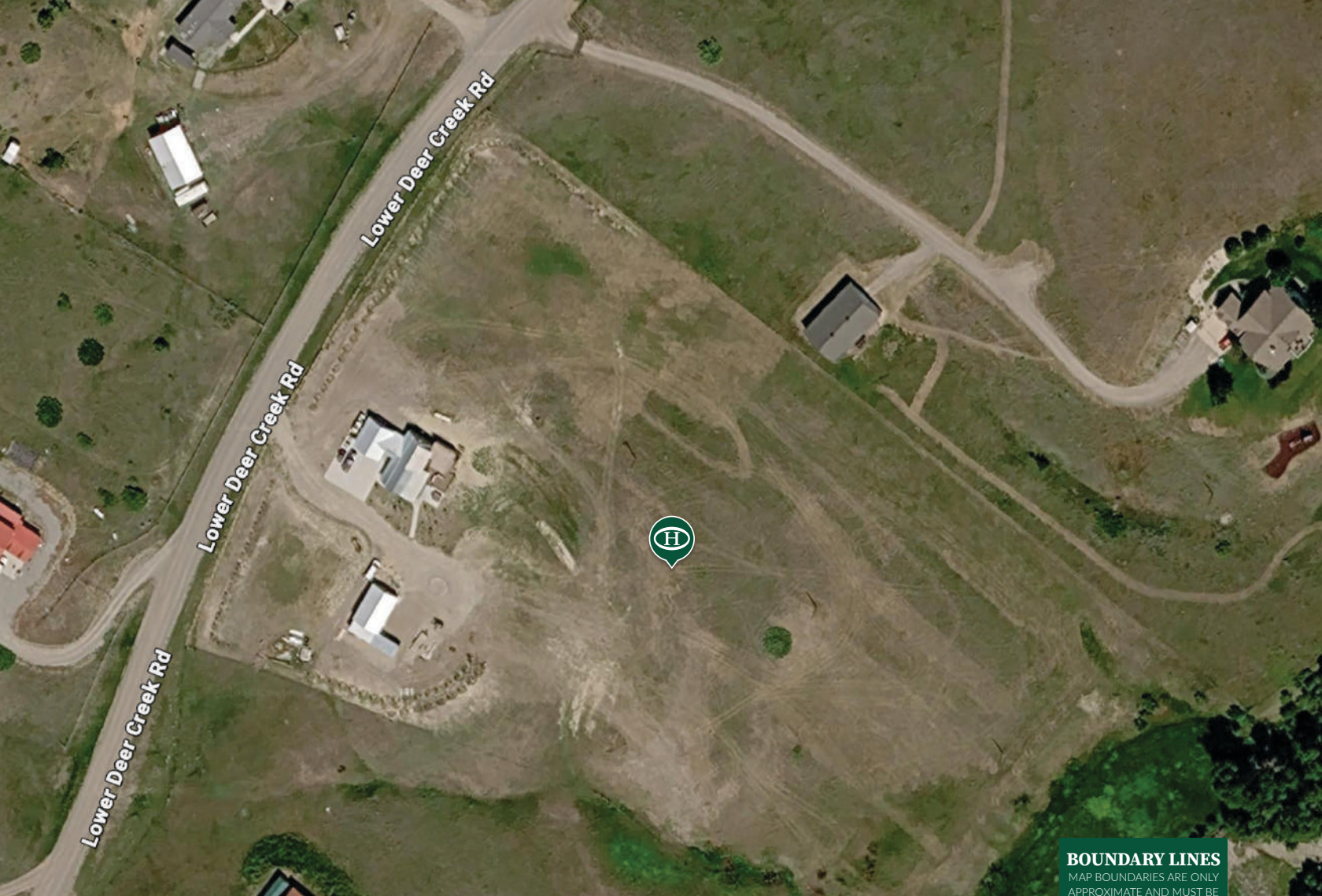


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials

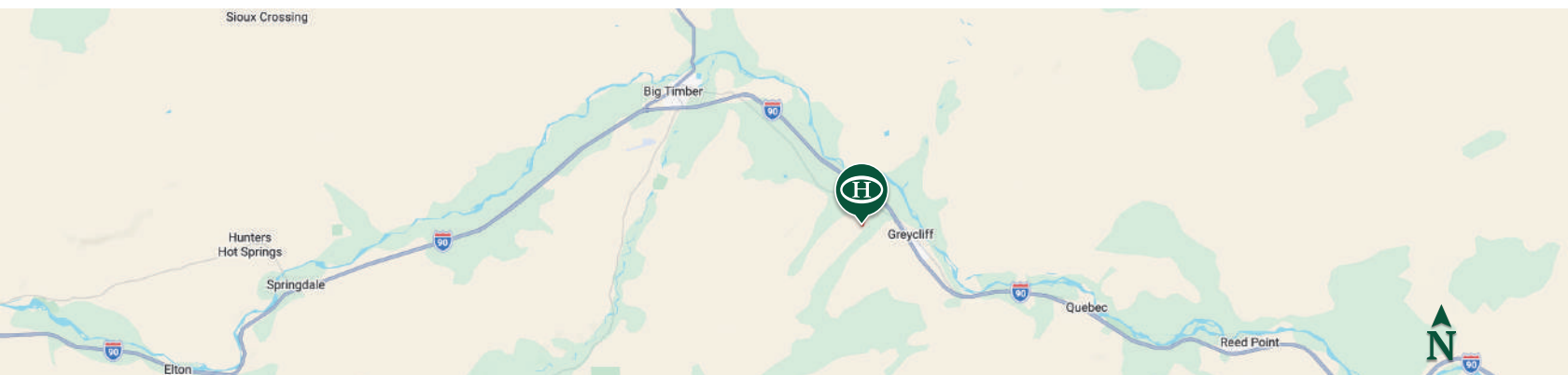




 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



Mike Sedgwick

 Sales Associate, Licensed in MT, MO & ND

 Mike.MT@HaydenOutdoors.com

 406.930.2379


**HAYDEN
OUTDOORS®**
REAL ESTATE

