

**BY OWNER**

REALITY NETWORK®



**Price: \$220,000**

**Address: 282 Elk Ridge Road, Hamilton**

**Land**

**Property Tax:** \$1,566.00 for 2014

**Covenants:** Zoning

**Land Size:** 11.10 Acres

**Tillable Acres:** 0

**Road:** Private / Dirt

**Personal Property:** Older, Livable Mobile Home With Addition

**Legal:** Lengthy - please call listing agent.

**Amenities**

**Drinking Water:** Private Well ( 106 ft, 6 gpm )

**Surface Water:** Approximately 400 Feet Of Blodgett Creek Frontage

**Fencing:** None

**Terrain:** Sloped

**Trees/Views/Etc:** Heavily Treed With Views Toward North And West Of Bitterroots

**Septic:** 3 Bedroom Septic INSTALLED

**BEAUTIFUL CREEK FRONTAGE**

- YEAR ROUND CREEK!
- 11.10 Sloped Acres With Beautiful Building Site
- 3 Bedroom Septic INSTALLED
- Domestic Water Well INSTALLED
- Underground Power And Phone INSTALLED
- Elevated Views Of Bitterroot Mountains
- Private...Quiet Yet Close To Hamilton
- Older Mobile Home With Addition - Bonus Room
- APPROXIMATELY 400 FEET OF
- BLODGETT CREEK FRONTAGE
- NEW \$20,000 Access To NUMEROUS Building Sites

**Directions**

- From Hamilton Go North On Highway
- Turn West On Bowman Road
- Turn Left On Elk Ridge Road (Sign Missing)
- Land And Home On Right
- Look For Signs

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**Douglas C. McLaren**

Information is deemed to be correct but no guarantees are made by the real estate office, the agent, or the seller. All prospective buyers should perform their own independent investigation of all conditions related to a possible sale of this property.



**BvBOR# 48848, Regional# 21701060 HL192**

