



Price: \$440,000 Address: 165 McKillop LN, Hamilton

Land

Property Tax: \$244.00 for 2015

Land Size: 74.17 Acres

Road: County Road

Personal Property: No Personal Property

Covenants: No

Tillable Acres: 60

Legal: First Parcel: NE1/4 NE1/4 S11 T06N R21W INDEX 1, 34.17 Acres. Second Parcel: NW1/4 NW1/4 S12 T06N R21W INDEX 9, 40 Acres.

Amenities

Drinking Water: None At This Time

Fencing: Yes

Trees/Views/Etc: Hay

Surface Water: No

Terrain: Level

Septic: None

Directions

- Hwy 93 To Dutch Hill Rd Go South On Orchard
- Go West On McKillop
- Property Is On NE Corner Of McKillop
- And Rummel Lane

HARD TO FIND WESTSIDE PROPERTY

- Water Rights
- Area Of Large Parcels
- Close To Trail Head
- Very Productive
- Close To Town
- 2 Addresses: 165 & 209 McKillop



Office: 363-1606
410 A North 1st St / Hamilton, MT 59840
Website: www.ByOwnerHamilton.com
email: Info@HomesforSaleHamilton.com

Agent: 363-8956 cell
email: JimAugustine1@gmail.com



Jim Augustine

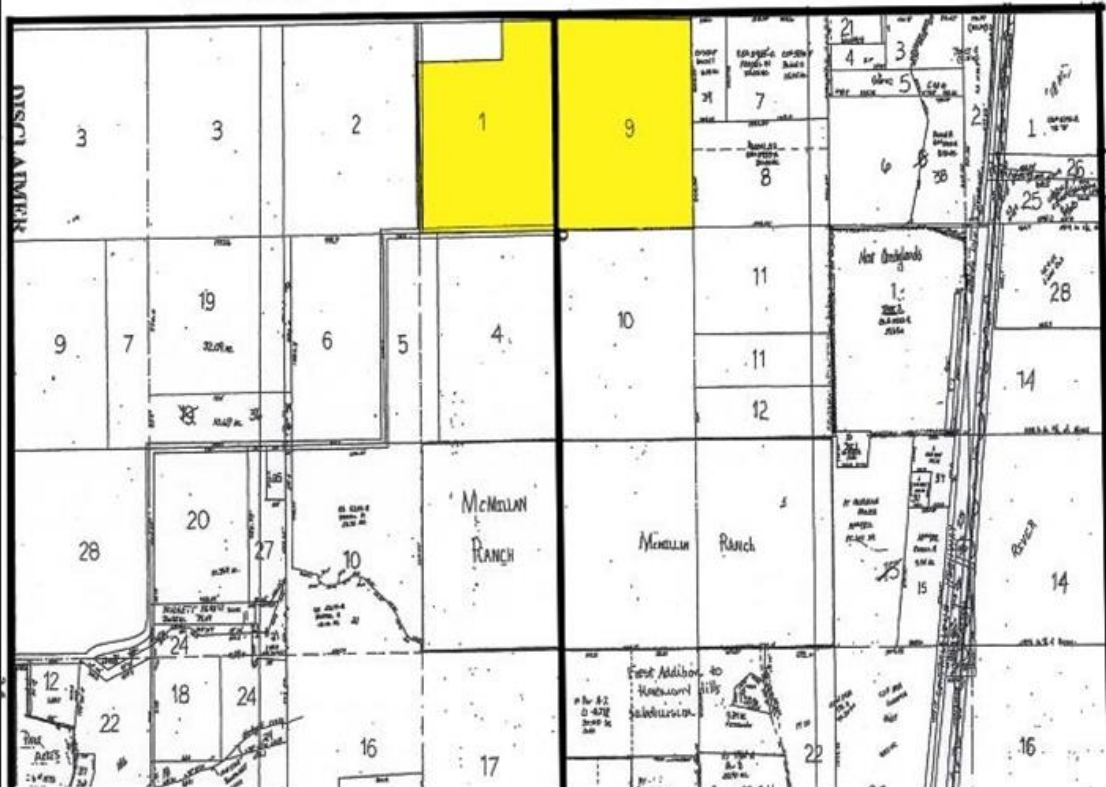
Information is deemed to be correct but no guarantees are made by the real estate office, the agent, or the seller. All prospective buyers should perform their own independent investigation of all conditions related to a possible sale of this property.



BvBOR# 59801, Regional# 21701089 HL211

Section 11

Section 12



This Plat was supplied by a Title Company as part of a Preliminary Listing Package. Occasionally additional or different information is revealed during a Final Title Search which could modify or replace it. Final Title Searches are conducted after the property goes under contract. At that time, if any additional documents are revealed which are of concern to you, you may cancel the contract with no penalty.