



**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

**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

**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




**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**

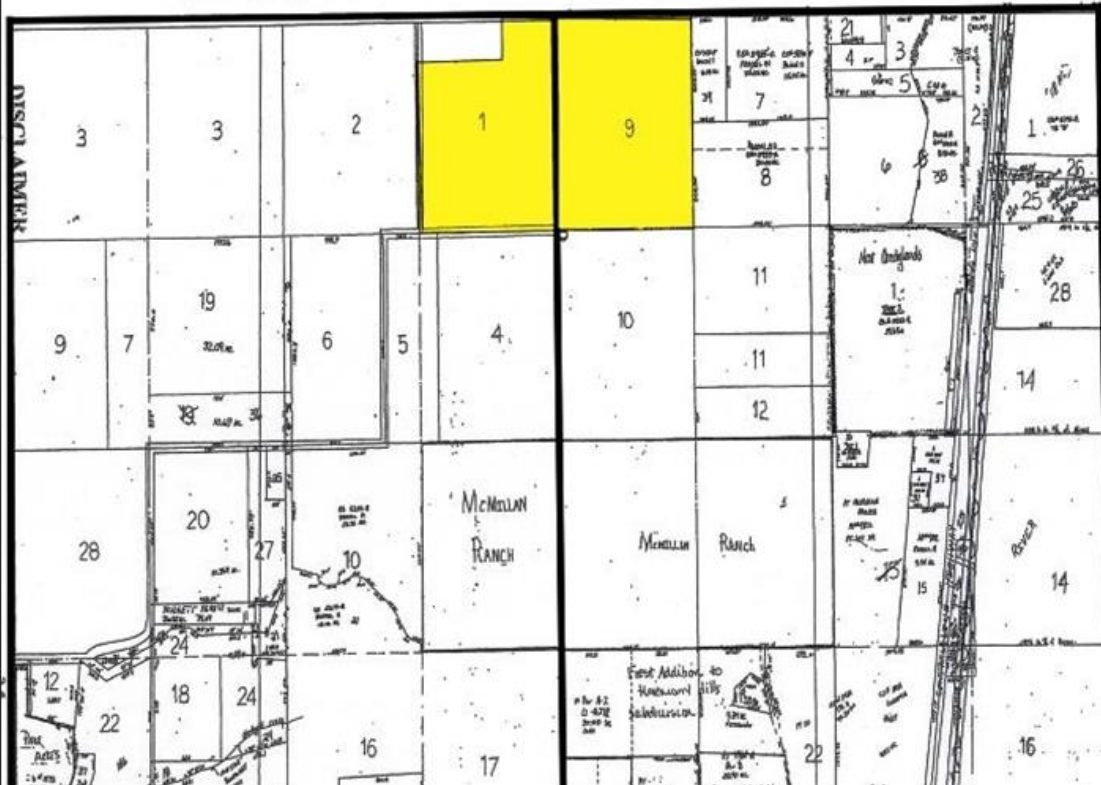
Information is deemed to be correct but no guarantees are made by the real estate office, the agent, or the seller. All prospective buyers should perform their own independent investigation of all conditions related to a possible sale of this property.



**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.