



Price: \$2,200,000 Address: NKN Old Darby Road, Hamilton

Land

Property Tax: \$1,985.11 for 2016
Land Size: 164.93
Road: County, Gravel
Personal Property: Irrigation Equipment, Ranch Outbuildings
Covenants: No
Tillable Acres: Yes

Legal: Parcel C Certificate of Survey 709314-R

Amenities

Drinking Water: None At This Time
Fencing: Partial
Trees/Views/Etc: Trees, Views, River Frontage, Multiple Building Sites
Surface Water: Bitterroot River
Terrain: Varied
Septic: Approved

TRULY THE LAST BEST PLACE

- 4200' Of Bitterroot River Frontage
164.93 Pristine Acres
Irrigated Ground - Deeded Water Rights
Multiple Spectacular Building Sites
Old Darby Road Location - Minutes From Hamilton
Septic Approved
Meadows, Pastures, Trees, Views And River Frontage
Outbuildings And Irrigation Equipment
Part Of The Former Urquhart Angus Ranch
New Parcel - Tax And Other Information Will Be Updated As Property Works Its Way Through Governmental Systems

Directions

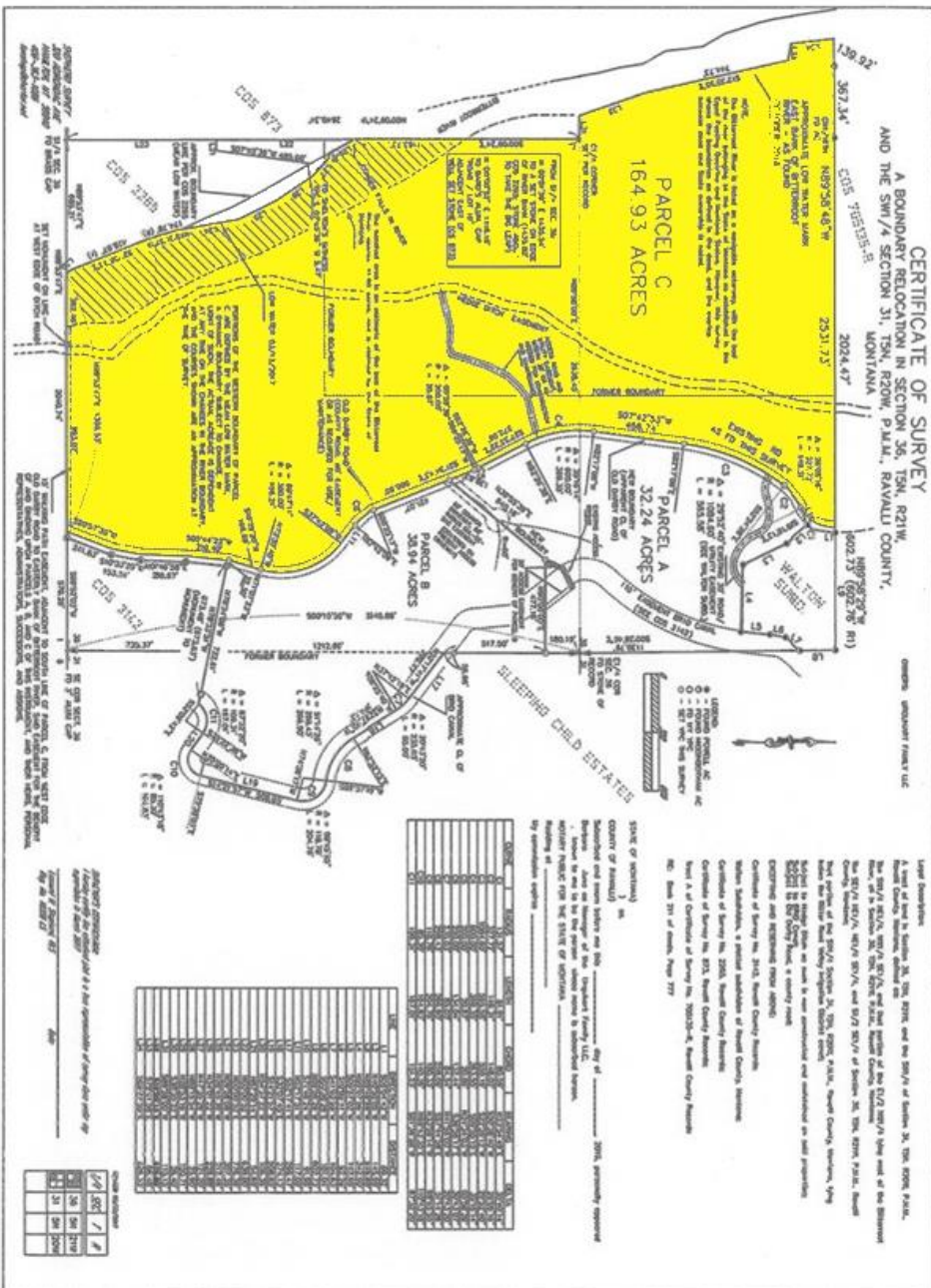
- South On Highway 93
Take Skalkaho Highway Exit
South On Sleeping Child
South On Old Darby Road
Property Is West Of Road To River
From First To Second Cattle Guard

BY OWNER REALTY NETWORK logo, office address (410 A North 1st St / Hamilton, MT 59840), website, email, and photo of agents Andy and Teri Polumsky.

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# 60680, Regional# 21704923 HL213



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.