

BY OWNER

REALITY NETWORK®



Price: \$2,200,000

Address: NKN Old Darby Road, Hamilton

Land

Property Tax: \$1,985.11 for 2016

Covenants: No

Legal: Parcel C Certificate of Survey 709314-R

Land Size: 164.93

Tillable Acres: Yes

Road: County, Gravel

Personal Property: Irrigation Equipment, Ranch Outbuildings

Amenities

Drinking Water: None At This Time

Surface Water: Bitterroot River

Fencing: Partial

Terrain: Varied

Trees/Views/Etc: Trees, Views, River Frontage, Multiple Building Sites

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

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Office: (406) 363-1606

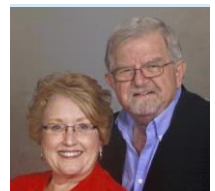
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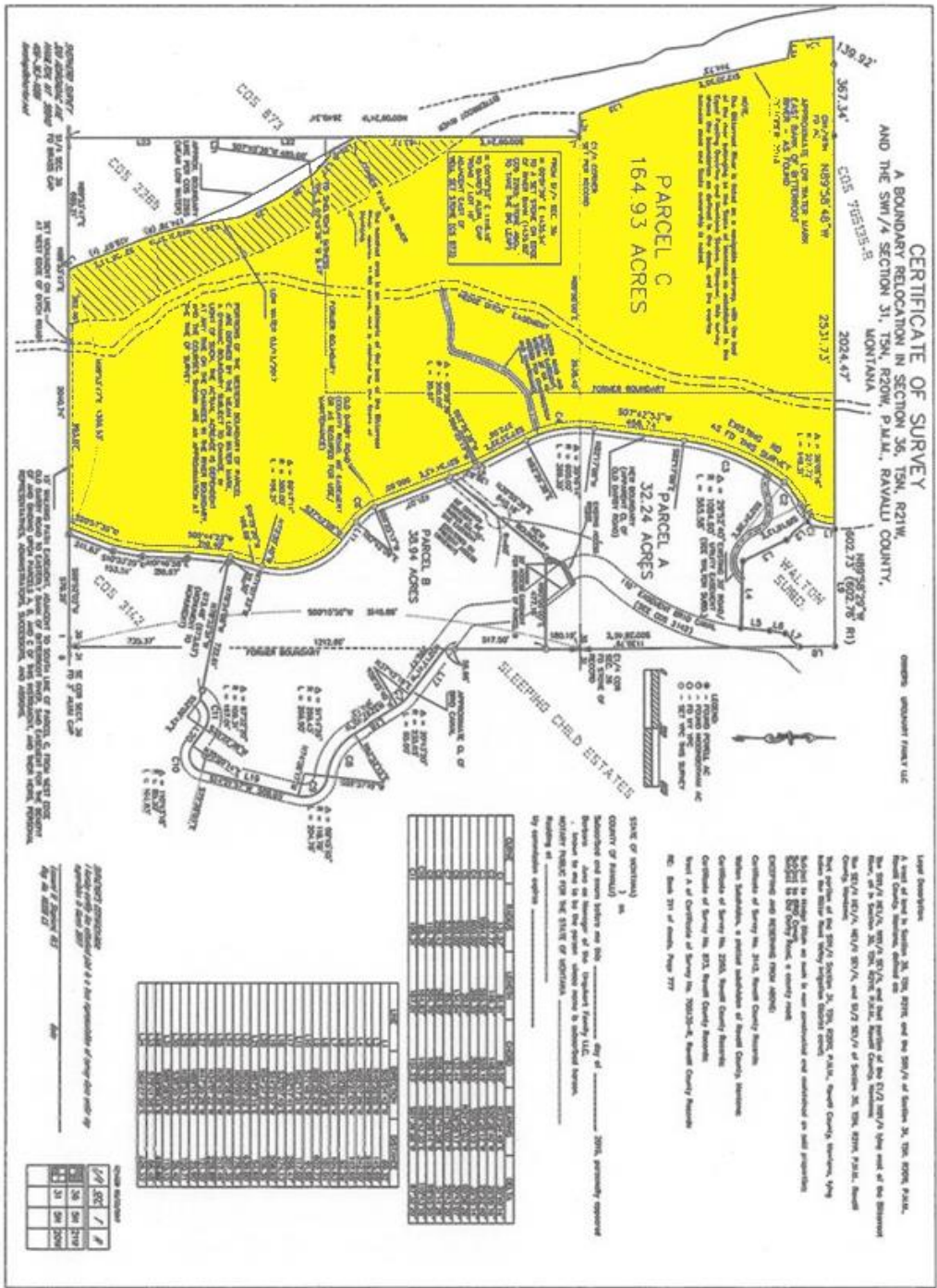


Andy and Teri Polumsky

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.