



Price: \$109,900 Address: 1002 South Second Street, Hamilton

Property

Covenants: Zoning
Property Tax: \$582.31 for 2008
Land Size: 8970 Sq Ft
Garage / Parking: None
Includes: Storage Shed

Road: City
Drinking Water: City
Fencing: Perimeter

Legal: Parcel A Certificate of Survey #5119-R

Residence

Built: 1980 **Bedrooms:** 2 **Bathrooms:** 1
Heat: Propane, Electric
Includes: Dishwasher, Disposal, Electric Oven/range, Refrigerator, Satellite Dish, Window Treatments

Sq. Ft.: 725 (Main: 725, Above: 0, Below: 0)
Fireplace: None

Directions

- From Hwy 93 Go West To Second Street
- South To 1002
- Watch For Sign

Starter/Retirement With Room To Build

- Neat As A Pin!
- Newer Carpets And Paint
- Newer Kitchen
- Rinnai Propane Heater
- Large Patio
- Room To Build Another Home
- Perimeter Fenced
- Lots Of Garden Space
- Fruit Trees And Flower Beds
- Newer Roof And Gutters

410 A North 1st St / Hamilton, MT 59840
 Website: www.ByOwnerHamilton.com
 email: Info@HomesforSaleHamilton.com
363-1606 office
961-3297 hm; 546-5801 cell

Andy & 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.



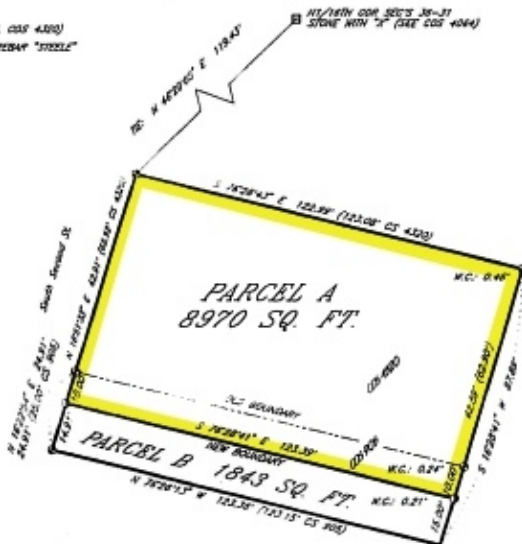
MLS# 46300 / 903105

HR427

CERTIFICATE OF SURVEY
TO RELOCATE BOUNDARY LINES BETWEEN ADJOINING PROPERTIES IN
THE SW1/4 NW1/4 SECTION 31, T6N, R20W AND THE SW1/4 NW1/4
SECTION 36, T6N, R21W, P.M.M., RAVALLI CO., MONTANA

OWNERS OF RECORD
 JOE K. AND GARY CLAYTON
 EDWARD H. AND GITH C. MCGRAW

- LEGEND:
 (1) - APPRENTICE'S I.P.C. (200' MAG. COG 4300)
 (2) - SET 1 1/2" I.P.C. ON 3/8" REBAR "STEEL"



Legal Description:
Parcel A: A tract of land in the SW1/4 NW1/4 of Section 31, T6N, R20W and the SE1/4 NE1/4 of Section 36, T6N, R21W, P.M.M., Ravalli County, Montana, described as beginning at a point bearing S 45°20'03\"/>

Parcel B: A tract of land in the SW1/4 NW1/4 of Section 31, T6N, R20W and the SE1/4 NE1/4 of Section 36, T6N, R21W, P.M.M., Ravalli County, Montana, described as beginning at a point bearing S 45°20'03\"/>

STATE OF MONTANA)
 COUNTY OF RAVALLI) ss
 On this 5th day of February, in the year 1934, before me, a
 Notary Public for the State of Montana, personally appeared
 Joe K. and Gary H. Clayton, and Edward H. and Gith C. McGraw
 known to me (or proved to me on the oath of
) to be the persons whose names are inscribed on the
 within instrument and acknowledged to me they executed same
 as WITNESS WHEREOF, I have hereunto set my hand and affixed my
 official seal and just terminable written.
 Kenneth J. Hill
 Notary Public for the State of Montana
 Residing at Bozeman, Montana
 My commission expires June 5, 1937.

Surveyor's Certification:
 I hereby certify the attached plot is a
 true, correct representation of a survey
 supervised by me in January, 1934.
 Robert W. Slaats, R.L.S.
 Montana Registration No. 1628 S

OWNER'S STATEMENT:
 We hereby certify the purpose of this division of land is to
 relocate common boundary lines between adjoining properties, and no
 additional parcels are hereby created therefore, this division of
 land is exempt from review or a subdivision pursuant to Section 76-
 3-207 (2) M.C.A.

We further certify this division of land is to acquire additional
 land to become part of a lot which has no existing restrictions
 imposed on it and no structures requiring water or sewage will be
 erected on the additional acquired parcels; therefore, this subdivision
 is exempt from review by the Dept. of Health and
 Environmental Services pursuant to SM 16.16.003 (2) (a).

Joe K. Clayton (Garth H. Clayton) sh/bz
 Edward H. McGraw (Gith C. McGraw) sh/bz
 Edward H. and Gith C. McGraw Date 2/5/34

STATE OF MONTANA COUNTY OF RAVALLI 383477
 FILED JUNE 14, 1934 2:02PM CERT. OF SURVEY 6119-R
 Filed by Edmund C. Clark and Recorder by Edmund C. Clark INPUT 2/5/34

1/4	S	E	R
31	6N	20W	
36	6N	21W	

SHEET 1 OF 1
 RAVALLI CO., MONTANA