

BY OWNER

REALITY NETWORK®



Price: \$220,000

Address: 282 Elk Ridge Road, Hamilton

Property

Covenants: No
Property Tax: \$1,566.00 for 2014
Land Size: 11.10 Acres
Garage / Parking: No Garage/Semi Circle Driveway
Includes: 3 Bedroom, 1 Bath Mobile Home With Bonus Room Addition Connected To Newer 3 Bdrm Septic And Newer Well

Road: Private/Dirt
Drinking Water: Private Well (106 ft, 6 gpm)
Fencing: None

Legal: Lengthy - please call listing agent.

Residence

Built: 1974
Heat: Propane Forced Air
Includes: Electric Stove/Oven

Bedrooms: 3 **Bathrooms:** 1

Sq. Ft.: 1200 (Main: 1200, Above: 0, Below: 0)
Fireplace: 2 Wood Burning Stoves

Directions

BEAUTIFUL CREEK FRONTAGE

- YEAR ROUND BLODGETT CREEK FRONTAGE
- 11.10 Sloped Acres With Beautiful Building Site
- Newer 3 Bedroom Septic INSTALLED
- Newer Domestic Well INSTALLED
- Underground Power And Phone INSTALLED
- Elevated Views Of Bitterroot Mountains
- Private - Quiet Yet Close To Hamilton
- Older Mobile Home With Addition - Bonus Room
- NEW \$20,000 Access To NUMEROUS Building Sites
- Adjacent 5.68 Acres With Home & Large Shop Also Availabl

- From Hamilton Go North On Highway 93
- Turn West On Bowman
- Turn Left On Elk Ridge Road (Sign Missing)
- Home And Land On Right
- LOOK FOR SIGNS

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Douglas C. McLaren

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# 57929, Regional# 21701092 HR514

CS# 631229-F

The Survey of a Tract of Land in the NW 1/4, Section 14 and the NE 1/4, Section 15, T 6 N, R 21 W, P.M., M. Ravalli Co.

Owner: Mory Lynn Wilford
Reference: Deed #618401

This sketch is provided without charge, for your information. It is not intended to show all matters related to the property, including but not limited to, area, dimensions, monuments, easements, or other matters. It is not a part of, nor does it modify, the commitment or policy to which it is attached. The company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.

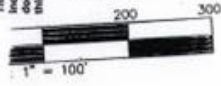
A division of land is to be made by Mory Lynn Wilford, my husband, from subdivision review. I, (b) M.C.A., I further from sanitation review by a Quality pursuant to Section 11. It is a tract over one acre installed before 1993.

Mory Lynn Wilford
Signature



Witnessed before me on May 12, 2010
Anna J. Jurendowski
Signature
I, Anna J. Jurendowski, a Notary Public in and for the State of Montana, do hereby certify that Mory Lynn Wilford is the person who executed the foregoing instrument and that she is residing at Oldwell ID.

1) Tap on rebar on rebar set by Hinrichsen
2) Tap on rebar on rebar set by Hinrichsen
3) Tap on rebar on rebar set by Hinrichsen
4) Tap on rebar on rebar set by Hinrichsen
5) Tap on rebar on rebar set by Hinrichsen
6) Tap on rebar on rebar set by Hinrichsen
7) Tap on rebar on rebar set by Hinrichsen
8) Tap on rebar on rebar set by Hinrichsen
9) Tap on rebar on rebar set by Hinrichsen
10) Tap on rebar on rebar set by Hinrichsen



Direction	Distance
E	35.49'
W	30.28'
W	30.22'
W	30.01'
W	30.01'
W	30.00'
W	30.66'
W	29.99'
W	30.00'
W	30.01'



TRACT B
11.10 AC.

TRACT A: A tract of one-quarter (NE 1/4, 1/16 corner common 80.14', thence N 0°0' 180.36', thence N 44° 203.08', thence S 0° 19.43', thence S 85° to monuments and Ridge Road along li

TRACT B: A tract of one-quarter (NE 1/4, 1/16 corner common of Elk Ridge Road, left with a radius along a nontangent S 30°07'27\"/>

T.G.H. RZIN
NW 1/4, Section 14
NE 1/4, Section 15

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.