

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

BY OWNER
REALITY NETWORK®

Office: (406) 363-1606
410 A North 1st St / Hamilton, MT 59840
Website: www.ByOwnerHamilton.com
email: Info@HomesforSaleHamilton.com
Agent: (406) 369-2002 cell
email: Doug@ByOwnerMT.com



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, easements, or other matters. The surveyor does not warrant the accuracy or completeness of this sketch. The surveyor shall not be liable for any matter related to this sketch. Reference should be made to an accurate survey for further information.

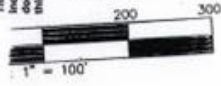
A division of land is to
 be made by Mory Lynn Wilford, my husband,
 and I from subdivision
 #2661 M.C.A. I further
 from sanitation review by
 of Quality pursuant to Section
 it is a tract over one acre
 installed before 1993

Wilford
 Signature



Witnessed before me on May
22/2010
 by Mory Lynn Wilford
 residing at Oldwell ID
 Signature of Notary
[Signature]
 if Idaho residing at Oldwell ID
22/2010

- Cap on rebar set by Hinrichsen
- Cap on rebar set by Hinrichsen
- Cap on rebar set by Hinrichsen
- Cap on rebar set by Hinrichsen
- Cap on rebar set by Hinrichsen
- Cap on rebar set by Hinrichsen
- Cap on rebar set by Hinrichsen
- Cap on rebar set by Hinrichsen
- Cap on rebar set by Hinrichsen
- Cap on rebar set by Hinrichsen

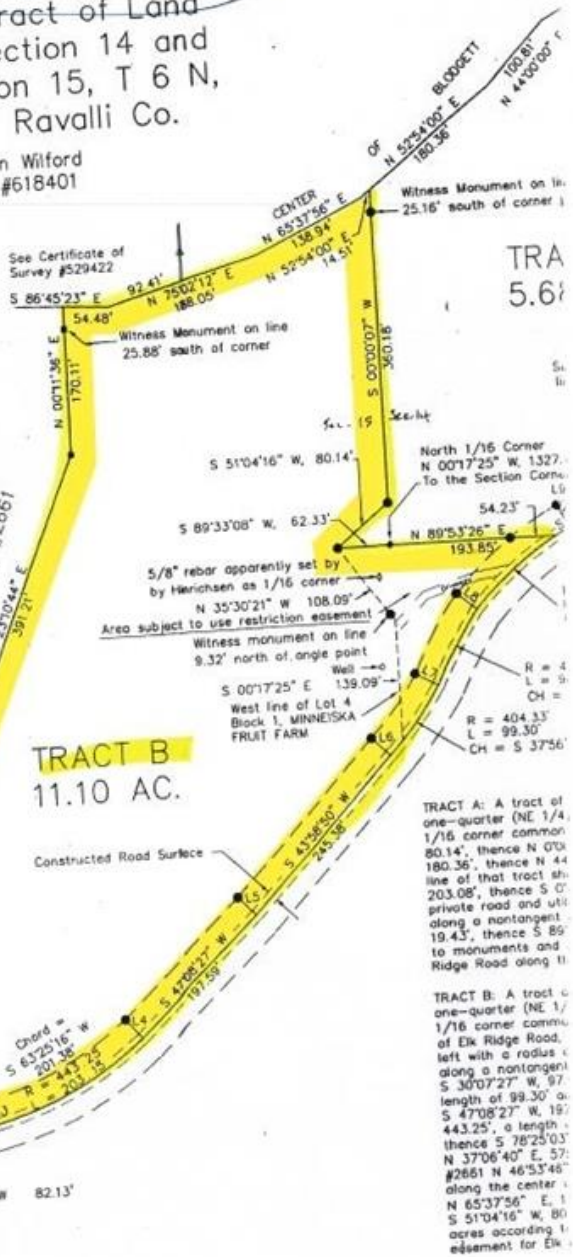


ANGLE	DISTANCE
E	35.49'
W	30.28'
W	30.22'
W	30.01'
W	30.01'
W	30.00'
W	30.66'
W	29.99'
W	30.00'
W	30.01'

Monument on line
 east of corner

Platificate
 #4900

See Certificate
 of Survey #520845



TRACT A: A tract of
 one-quarter (NE 1/4,
 1/16 corner common
 80.14', thence N 07°
 180.36', thence N 44
 line of that tract sh
 203.08', thence S 0'
 private road and uti
 along a nontangent
 19.43', thence S 89'
 to monuments and
 Ridge Road along li

TRACT B: A tract of
 one-quarter (NE 1/
 1/16 corner commo
 of Elk Ridge Road,
 left with a radius
 along a nontangent
 S 30°7'27" W, 97'
 length of 99.30'
 S 47°08'27" W, 19'
 443.25', a length
 thence S 78°25'03"
 N 37°06'40" E, 57'
 #2661 N 46°53'46"
 along the center
 N 65°37'56" E, 1'
 S 51°04'16" W, 80'
 acres according to
 easement for Elk

J.G.H. KZIN
 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.