



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 Bdrom 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

- 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

BEAUTIFUL CREEK FRONTAGE

- YEAR ROUND BLODGETT CREEK
- 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
- APPROXIMATELY 400 FEET OF BLODGETT CREEK FRONTAGE
- NEW \$20,000 Access To NUMEROUS Building Sites

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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.



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