

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
- 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

- 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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Office: 363-1606
410 A North 1st St / Hamilton, MT 59840
Website: www.ByOwnerHamilton.com
email: Info@HomesforSaleHamilton.com
Agent: 642-3210 hm; 369-2002
email: info@ByOwnerHamilton.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

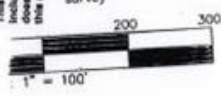
CS# 631229-F
 The Survey of a Tract of Land
 in the NW 1/4, Section 14 and
 the NE 1/4, Section 15, T 6 N,
 R 21 W, P.M., M. Ravalli Co.

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, encroachments, 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 between Mory Lynn
 Wilford, my husband,
 and I from subdivision
 map #529422.
 I (b) M.C.A. I further
 certify that this survey
 was prepared by a
 Professional Surveyor
 from sanitation review by
 the State of Montana
 pursuant to Section
 16-02-01, and that
 it is a tract over one acre
 and was installed before 1993.

Mory Lynn Wilford
 Signature
 Witnessed before me on May
 12, 2010
 by
 Anna J. Jurendowski
 Signature
 if Idaho residing at Caldwell, ID



BEARING	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 A: A tract of
 one-quarter (NE 1/4,
 1/16 corner common
 80.14', thence N 0°0'
 180.36', thence N 44
 line of that tract sh
 203.08', thence S 0'
 private road and utili
 along a nontangent
 19.43', thence S 85'
 to monuments and
 Ridge Road along li

TRACT B: A tract o
 one-quarter (NE 1/
 1/16 corner commo
 of Elk Ridge Road,
 left with a radius c
 along a nontangent
 S 30°07'27" W, 97'
 length of 99.30' a
 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

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.