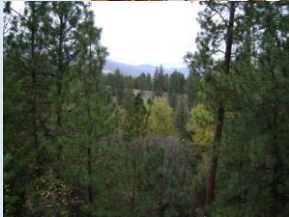


BY OWNER

REALITY NETWORK®



Price: \$479,000

Address: 256 Elk Ridge Road, Hamilton

Property

Covenants: Yes

Property Tax: \$2,894.00 for 2014

Land Size: 5.68 Acres

Garage / Parking: 8 Car Shop/Garage

Includes: 40 X 44 Feet Detached Finished Shop/Garage; 12 Ft. High Ceilings; Propane Furnace; 240 Volts; 3 Welding Electrical Plugs.

Road: Dirt & Gravel / Private

Drinking Water: Private Well (84 ft, 6 gpm)

Fencing: No

Legal: Tract A, COS #631229-F, County of Ravalli

Residence

Built: 1992

Heat: Propane Forced Air

Includes: Most Appliances - Call Listing Agent

Bedrooms: 4

Bathrooms: 3

Sq. Ft.: 3466 (Main: 1308, Above: 850, Below: 1308)

Fireplace: 1 Fireplace - 1 Wood Stove

Directions

SPACIOUS HOME - BLODGETT CREEK

- 4 Bedroom, 3 Bath, 3466 Sq. Ft. Home
- Forced Air Heat
- Large 2 Story Rock Chimney
- 1 Fireplace Living Room; 1 Wood Burning Stove In Family R
- Detached, Finished, Heated Shop / Garage
- Irrigation
- 5.68Acres W/ 538 Feet Blodgett Creek Frontage
- Private Yet Close To Hamilton
- Borders Blodgett Creek
- Adjacent 11.10 Acres And Home Also Available

- West On Bowman Road
- Left On Elk Ridge Road
- Property On Right
- Look For Sign Below

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.

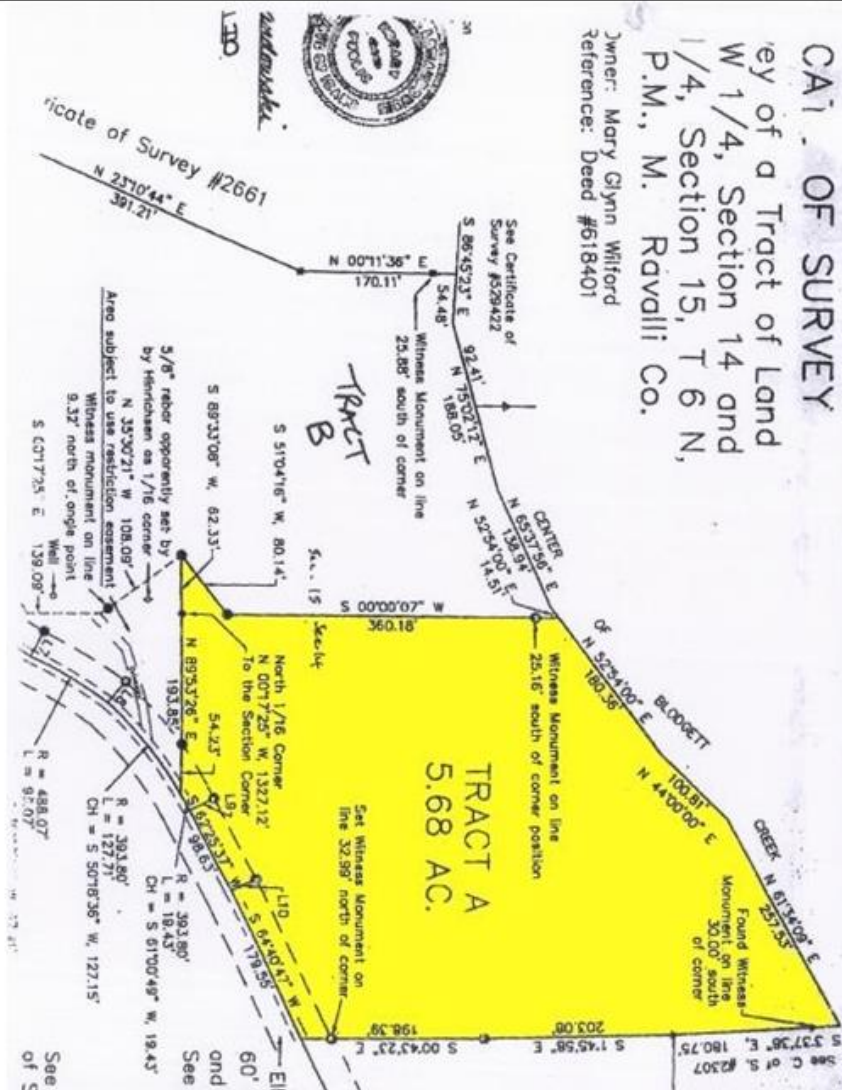


BvBOR# 58305, Regional# 21701099 HR534

CA1 - OF SURVEY

ey of a Tract of Land
W 1/4, Section 14 and
1/4, Section 15, T 6 N,
P.M., M. Ravalli Co.

Owner: Mary Gynn Wilford
Reference: Deed #618401



CG# 631229-F

Surveyor's Note
The constructed and long-used alignment of Elk Ridge Road is not consistent with the position described in Hirschman's survey attached as an exhibit to Deeds, Volume 134, Page 859. I have accepted the center of the constructed roadway as the south line of the Wilford property including that centerline as described on Certificate of Survey #4800.

Surveyed June, 2009, by
Steven D. Powell
Montana License #4662-S

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.