

**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

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**Agent: (406) 369-2002 cell**

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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.

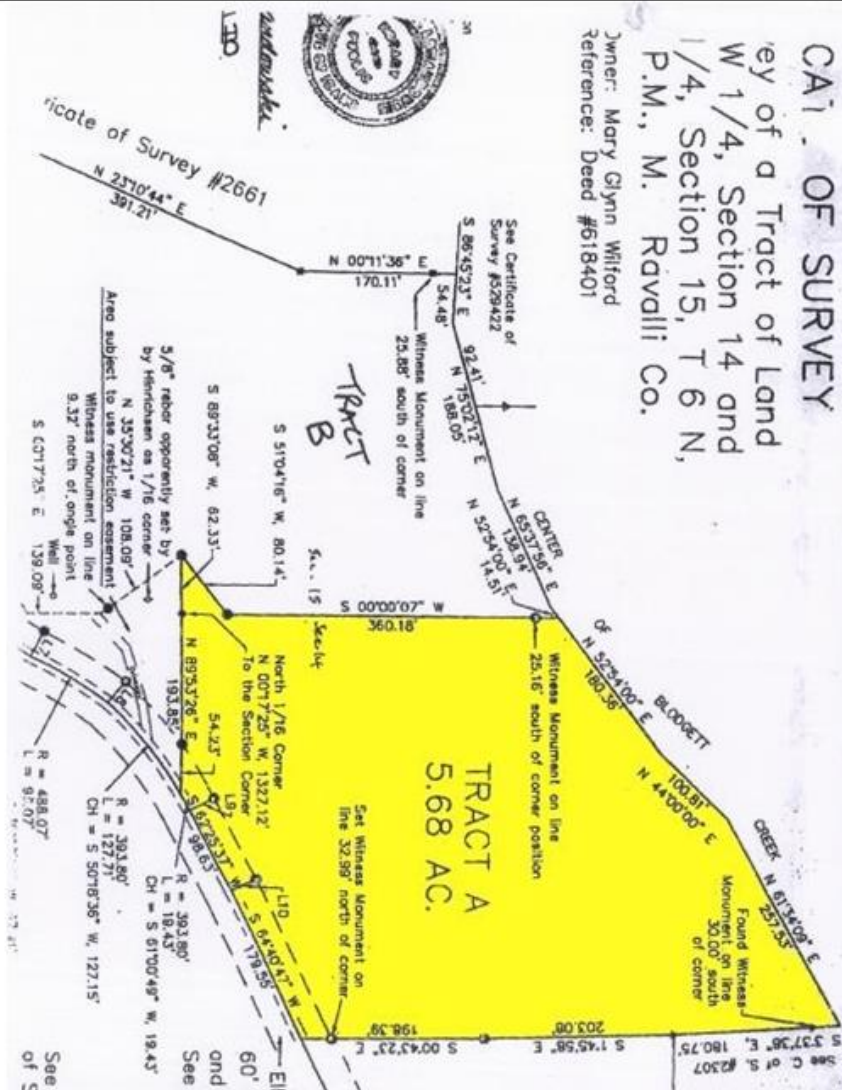


**BvBOR# 58305, Regional# 21701099 HR534**

# 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

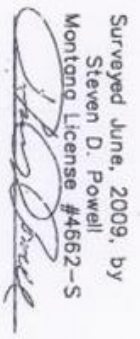


#281631229-F

### 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 #45800.

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



See Certificate of Survey #795  
 Elk Ridge Road  
 60' Wide Private Road  
 and Utilities Easement  
 See Deeds, Volume 125, Page 972

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.