

**BY OWNER**

REALITY NETWORK®



**Price: \$600,000**

**Address: 2455 Old Darby Road, Hamilton**

**Property**

**Covenants:** No  
**Property Tax:** \$1,171.73 for 2019  
**Land Size:** 6.94 Acres  
**Garage / Parking:** Att Double Garage, Carport  
**Includes:** 26x40 Barn With Stalls And Hayloft And 13x40 Lean-To

**Road:** County Road  
**Drinking Water:** Private Well ( 40 ft, 15 gpm )  
**Fencing:** Partial

**Legal:** Parcels A and B, Certificate of Survey No. 4633, being a portion of Goemment Lot 2, Section 23, Township 4 North, Range 21 West, P.M.M., Ravalli County, Montana

**Residence**

**Built:** 1979  
**Heat:** Electric Baseboard/Electric Radiant  
**Includes:** Refrigerator, Range, Range Hood, Dishwasher, Washer, Dryer

**Bedrooms:** 4  
**Bathrooms:** 2  
**Sq. Ft.:** 2502 ( Main: 2502, Above: 0, Below: 0 )  
**Fireplace:** Woodstove In Living Room

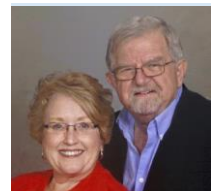
**Directions**

- From Hamilton, South On Highway 93
- Turn North On Old Darby Road
- Cross Bridge
- First Driveway On Left

**RIVERFRONT PROPERTY**

- Spacious 2502 Sq. Ft. One-Level Home
- Expansive Back Deck - Bitterroot River And Mountain Views
- 26-40 Barn With Stalls, Hayloft And 13x40 Lean-To
- Irrigation Water Right
- Some Pasture
- Walk From Your Back Deck To The Bitterroot River!
- Large Master Suite
- 4 Bedrooms Plus An Office
- Double Attached Garage Plus Carport
- Private - Yet Just Minutes From Town

**BY OWNER**  
REALITY NETWORK®



**Office: (406) 363-1606**  
410 A North 1st St / Hamilton, MT 59840  
Website: [www.ByOwnerHamilton.com](http://www.ByOwnerHamilton.com)  
email: [Info@HomesforSaleHamilton.com](mailto:Info@HomesforSaleHamilton.com)  
**Agent: (406) 546-5801 cell**  
email: [info@ByOwnerHamilton.com](mailto:info@ByOwnerHamilton.com)

**Andy and Teri  
Polumsky**

**Regional # 22016792 HR640**

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.



