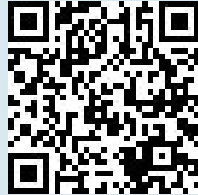


BY OWNER

REALITY NETWORK®



Price: \$70,000

Address: NHN Outback Trail, Alberton

Land

Property Tax: \$778.00 for 2015

Land Size: 7.4 Acres

Road: Private / Gravel

Personal Property: None

Covenants: Yes

Tillable Acres: 0

Legal: Tract 20B1, COS# 2665, County of Missoula, State of Montana

Amenities

Drinking Water: None At This Time

Fencing: None

Trees/Views/Etc: Heavily Treed

Surface Water: None

Terrain: Level / Sloped

Septic: No Personal Property Septic Site Approval

ALBERTON SOUTH

- 7.4 Wooded Acres
- Private
- 15 Minutes From Alberton
- Nice Home Sites
- Underground Power
- Wildlife
- Area Of Nice Homes
- PRICE REDUCED TO SELL QUICKLY!!

- CALL AGENT FOR DIRECTIONS - LOOK FOR SIGN

Directions

- Interstate 90 - Petty Creek Exit
- Go South Across Clark Fork River
- 6.5 Miles Turn Right On West Fork Petty Creek
- 1.7 Miles Turn Left On Outback-No Sign
- Do Not Cross Bridge-Go Right
- Look For Sign

BY OWNER
REALITY NETWORK®

Office: (406) 363-1606

410 A North 1st St / Hamilton, MT 59840

Website: www.ByOwnerHamilton.com

email: Info@ByOwnerHamilton.com

Agent: (406) 369-2002 cell

email: Douq@ByOwnerMT.com



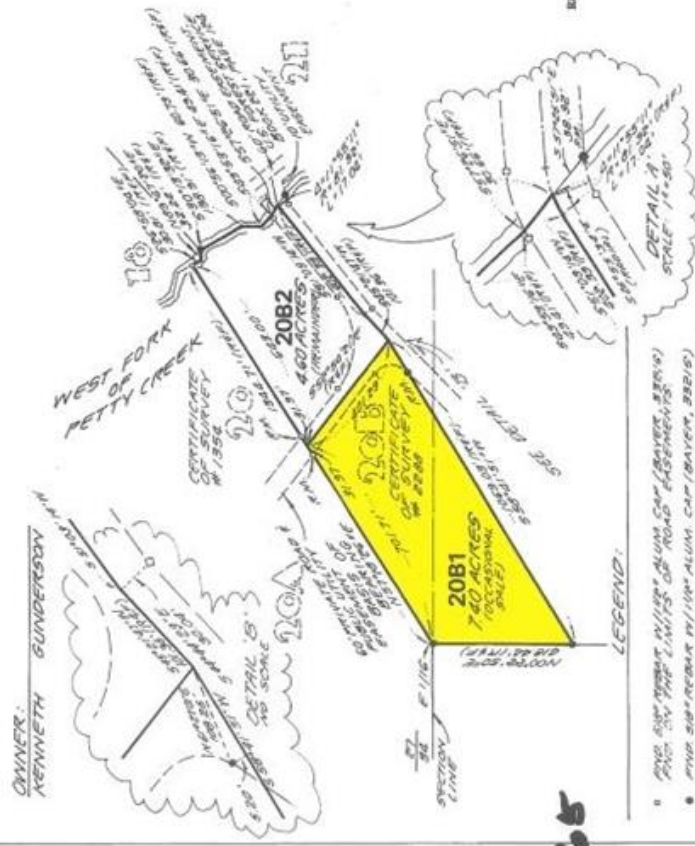
Douglas C. McLaren

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# 59222, Regional# 21703115 OA166

CERTIFICATE OF SURVEY
TO CREATE A PARCEL OF LAND FOR
OCCASIONAL SALE PURPOSES AND TO
SHOW A REMAINDER LOCATED IN
THE SE 1/4 OF SEC. 27, AND THE NE 1/4
OF SEC. 34, T.14N., R.83W., P.M.M.,
MISSOULA COUNTY, MONTANA.



- LEGEND:**
- TWO 500' TYPICAL 11/114" ALUM CAP (BAYER, BRES) &
 - TWO 500' TYPICAL 11/114" ALUM CAP (BAYER, BRES) &
 - TWO 500' TYPICAL 11/114" ALUM CAP (BAYER, BRES) &
 - TWO 500' TYPICAL 11/114" ALUM CAP (BAYER, BRES) &
- AM REFERENCE MEASUREMENT
 (R) RECORD (P) POUND

LEGAL DESCRIPTION

PARCEL 2082, being located in and being a portion of Tract 208 of Certificate of Survey No. 208, and being a portion of the southeast one-quarter (SE 1/4) of Section 27 and the northeast one-quarter (NE 1/4) of Section 34, Township 14 North, Range 23 West, Principal Meridian, Missoula County, Montana, and being more particularly described as follows:

Beginning at the east meanderline corner common to Sections 27 and 34, Township 14 North, Range 23 West, P.M.M.; thence S. 37° 10' 20" E., 251.71 feet to a point in the center line of a sixty foot wide private road and public utility easement and the top point of the west bank of Petty Creek; thence the following 156 corners along said creek center line: S. 20° 58' 04" E., 56.81 feet; S. 89° 47' 22" E., 22.22 feet; S. 20° 13' 27" E., 128.31 feet; S. 20° 13' 27" E., 40.79 feet; S. 49° 52' 10" E., 40.41 feet; and S. 37° 20' 01" E., 231.06 feet to a point in the center line of a sixty foot wide private road and public utility easement and the top point of the west bank of Petty Creek; thence along said creek center line, leaving said creek center line the following four corners along said easement center line: S. 20° 13' 27" E., 17.28 feet on a non-tangent curve to the left of a radius 91.87 feet and central angle 30° 03' 27" E.; S. 20° 13' 27" E., 40.79 feet to the top point of beginning; containing 4.60 acres, more or less, being subject to all easements or rights of way, as shown existing or of record, and according to Certificate of Survey No. 208655.

PARCEL 2081, being located in and being a portion of Tract 208 of Certificate of Survey No. 208, and being a portion of the southeast one-quarter (SE 1/4) of Section 27, Township 14 North, Range 23 West, Principal Meridian, Missoula County, Montana, and being more particularly described as follows:

Beginning at the east meanderline corner common to Sections 27 and 34, Township 14 North, Range 23 West, P.M.M.; thence S. 37° 10' 20" E., 251.71 feet to a point in the center line of a sixty foot wide private road and public utility easement and the top point of the west bank of Petty Creek; thence the following 156 corners along said creek center line: S. 20° 58' 04" E., 56.81 feet; S. 89° 47' 22" E., 22.22 feet; S. 20° 13' 27" E., 128.31 feet; S. 20° 13' 27" E., 40.79 feet; S. 49° 52' 10" E., 40.41 feet; and S. 37° 20' 01" E., 231.06 feet to a point in the center line of a sixty foot wide private road and public utility easement and the top point of the west bank of Petty Creek; thence along said creek center line, leaving said creek center line the following four corners along said easement center line: S. 20° 13' 27" E., 17.28 feet on a non-tangent curve to the left of a radius 91.87 feet and central angle 30° 03' 27" E.; S. 20° 13' 27" E., 40.79 feet to the top point of beginning; containing 4.60 acres, more or less, being subject to all easements or rights of way, as shown existing or of record, and according to Certificate of Survey No. 208655.

STATEMENT

I hereby certify that the attached plat is a true and correct representation of a survey made under my supervision during the month of August, 1981.

Richard M. Gundersen
 Professional Land Surveyor
 Montana Registration No. 31385



FINAL APPROVAL OF THIS CERTIFICATE OF SURVEY HAS BEEN GRANTED BY:
Richard H. Gault RE. Shirley J. Olson S-7-81
 Missoula County Surveyor
 My Commission Expires 01/31/81 DATE

Subscribed and sworn to before me this 23rd day of August, 1981.

Richard H. Gault
 County Clerk for the State of Montana
 My Commission Expires 01/31/81

2665

MISSOULA CITY-COUNTY HEALTH DEPARTMENT
 DATE 8/13/81

RECORDS SECTION

THIS SURVEY IS FILED WITH THE RECORDS TO QUALIFY FOR THE EXCEPTION AS FOUND IN: 76-3-207 (1)(a), P.C. 16-1-101 TO WILL SINGLE DISTRICTS OF A PARCEL OUTSIDE OF PLATTED SUBDIVISIONS BEING RECORDED BE SUBJECT TO AN OCCUPATIONAL TAX.

MISSOULA, MONTANA
 TO UNITER FOR REMAINDER OF AN EXISTING MEASUREMENT.



TA	Sec	T	R
<input checked="" type="checkbox"/>	27	14N	23W
<input checked="" type="checkbox"/>	34	14N	23W

State of Montana
 Dept. of Business
 Professions and
 Occupations
 300 N. 21st St.
 Helena, MT 59602

PREPARED AT THE REQUEST OF:
KEN GUNDERSON PROJECT #E036-78



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.