



**Price: \$99,000      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
- 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



**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.

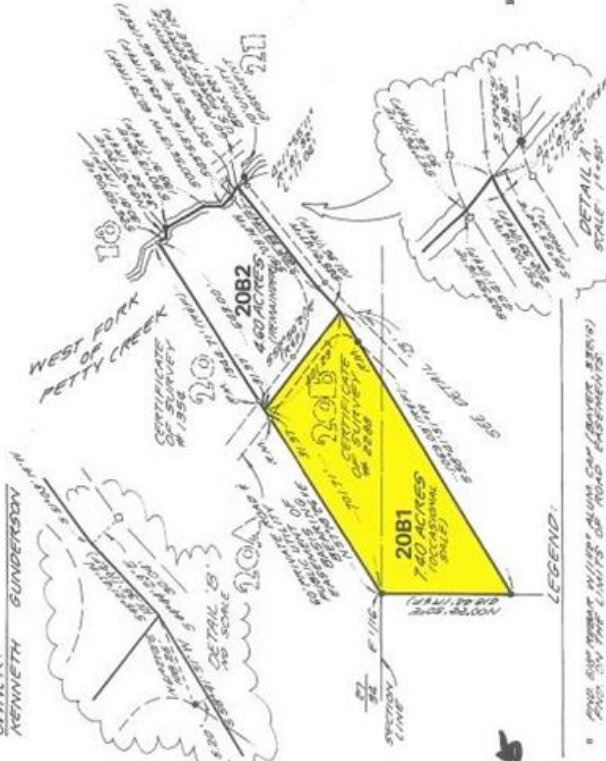


**BvBOR# 59222, Regional# 21703115    OA166**

**CERTIFICATE OF SURVEY**  
**TO CREATE A PARCEL OF LAND FOR**  
**OCCASIONAL SALE PURPOSES AND TO**  
**THE SE 1/4 OF SEC. 27, T. 23N, R. 10E, N.M.**  
**OF SEC. 34, T. 23N, R. 10E, N.M.,**  
**MUSKOGEE COUNTY, MONTANA.**



OWNER:  
**KENNETH GUNDERSON**



- LEGEND:**
- 1. PWS 2017 TRACT #11187 ALUM CAP (BAVER, 2017)
  - 2. PWS 2017 TRACT #11187 ALUM CAP (BAVER, 2017)
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  - 100. PWS 2017 TRACT #11187 ALUM CAP (BAVER, 2017)

**PROFESSIONAL**  
**CONSULTANTS**  
**INCORPORATED**  
 1000 W. 10TH ST. SPOKANE, MT. 59501

PREPARED AT THE REQUEST OF:  
**KEN GUNDERSON PROJECT #2036-78**

**ABSTRACT**  
 A parcel of land located in and being a portion of Tract 20B of Certificate of Survey No. 49943, containing 13.60 acres, more or less, situated in Section 27 and 34, Township 23 North, Range 10 East, Principal Meridian, Muskogee County, Montana, and being more particularly described as follows:

Beginning at the west one-eighth corner, corner of Sections 27 and 34, Township 23 North, Range 10 East, Principal Meridian, Muskogee County, Montana, and being more particularly described as follows:

Parcel 20B-1  
 A parcel of land located in and being a portion of Tract 20B of Certificate of Survey No. 49943, containing 7.40 acres, more or less, situated in Section 27 and 34, Township 23 North, Range 10 East, Principal Meridian, Muskogee County, Montana, and being more particularly described as follows:

Parcel 20B-2  
 A parcel of land located in and being a portion of Tract 20B of Certificate of Survey No. 49943, containing 4.60 acres, more or less, situated in Section 27 and 34, Township 23 North, Range 10 East, Principal Meridian, Muskogee County, Montana, and being more particularly described as follows:

Parcel 20B-3  
 A parcel of land located in and being a portion of Tract 20B of Certificate of Survey No. 49943, containing 4.60 acres, more or less, situated in Section 27 and 34, Township 23 North, Range 10 East, Principal Meridian, Muskogee County, Montana, and being more particularly described as follows:

**REMARKS**  
 I hereby certify that the attached plat represents a true and correct representation of a survey made under my supervision during the month of August, 1981, at Muskogee, Montana.

**REMARKS**  
 I hereby certify that the purpose of this division of land is to transfer ownership of the parcel created as an occasional sale. Furthermore, I certify that I am entitled to use this assumption in that I am in compliance with all conditions imposed on the use of the land as an occasional sale pursuant to Section 70-3-207(1)(a), M.C.A.

Subscribed and sworn to before me this 23rd day of August, 1981.  
 Notary Public for the State of Montana  
 My Commission Expires 08/28/82

FINAL APPROVAL OF THIS CERTIFICATE OF SURVEY HAS BEEN GRANTED BY:  
 Richard H. Corbin, Notary Public for the State of Montana  
 My Commission Expires 08/28/82

RECORDING INFORMATION  
 This plat was recorded on 08/23/81 at 10:00 AM in Book 2665, Page 140.

STATE OF MONTANA  
 DEPT. OF REVENUE  
 CERTIFICATE OF TAXES  
 AUTHORITY THAT  
 THIS IS A  
 2665

2665

2665

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.