



**Price: \$385,000      Address: 421 River Bend Road, Superior**

**Property**

**Covenants:** No  
**Property Tax:** \$1,444.00 for 2015  
**Land Size:** 5.44 Acres  
**Garage / Parking:** Double  
**Includes:** Yes

**Road:** Paved  
**Drinking Water:** Private Well ( 120 ft, 30 gpm )  
**Fencing:** Post And Pole

**Legal:** Grazing Acres 230 Lot4-5 Acres 5.44

**Residence**

**Built:** 1994      **Bedrooms:** 6      **Bathrooms:** 3  
**Heat:** Diesel  
**Includes:** Range, Refrigerator, Freezer Downstairs, Ceiling Fans, Window Treatments  
 Microwave, Dishwasher, Washer And Dryer

**Sq. Ft.:** 3196 ( Main: 1598, Above: 0, Below: 1598 )  
**Fireplace:** One

**Directions**

- I 90 West To Tarkio Exit 61
- Turn Right And Go One Hundred Feet
- Take Left To Mullen Road East
- Follow For About Ten Miles
- Go Left Of Riverbend Road
- Home Is On Left Side Of Rd Look For Sign

**BEST OF THE BEST**

- Country Living
- Water Rights
- Irrigation Equipment
- Metal Roof
- Oak Wood Cabinets
- Barn/Hay Shed 28x40 Other Barn 28x30
- Best Hay Ground Around
- Under Ground Sprinklers
- View And More Views
- Close To Town
- Oak Wood Floors

**BY OWNER**  
REALITY NETWORK®



**Office: 363-1606**  
 410 A North 1st St / Hamilton, MT 59840  
 Website: www.ByOwnerHamilton.com  
 email: Info@HomesforSaleHamilton.com

**Agent: 363-8956 cell**  
 email: JimAugustine1@gmail.com

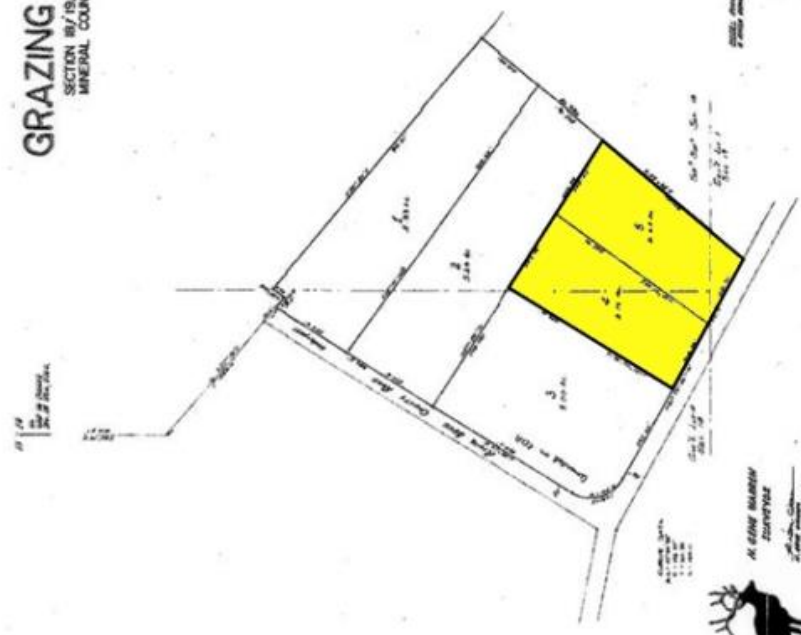
**Jim Augustine**

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.



# GRAZING ACRES

SECTION 10/18, T18N, R25W  
MINERAL COUNTY, MONTANA



EXAMINED AND APPROVED

### CONFIRMATION OF DESIGNATION

The undersigned, County Clerk of Mineral County, Montana, do hereby certify that the above and foregoing is a true and correct copy of the original as the same appears in the records of this office.

### ALLEGATIONS

The undersigned, County Clerk of Mineral County, Montana, do hereby certify that the above and foregoing is a true and correct copy of the original as the same appears in the records of this office.

### CERTIFICATE OF SURVEY

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1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20

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.