

BY OWNER

REALITY NETWORK®



Price: \$295,000

Address: 6900 Goodan Lane, Missoula

Property

Covenants: No
Property Tax: \$1,159.69 for 2016
Land Size: 5.93 Acres
Garage / Parking: No Garage - Parking Area
Includes: Shop
Road: Paved
Drinking Water: Private Well (unk ft, unk gpm)
Fencing: Partial

Legal: A parcel of land in the SE 1/4 SW 1/4 of Section 26, Township 14 North, Range 20 West, P.M.M., Missoula County, Missoula (5.933 acres). MOBILE HOME: 1975 Bendix Paramount 24x48. Serial #M885160

Residence

Built: 1975
Heat: Gas Forced Air
Includes: Range, Refrigerator, Washer, Dryer
Bedrooms: 3
Bathrooms: 1
Sq. Ft.: 1152 (Main: 1152, Above: 0, Below: 0)
Fireplace: None

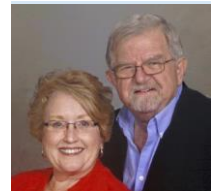
Directions

- West Broadway Past The Airport
- Turn On Butler Creek Road
- Follow To Goodan
- Property Corner Of Butler Creek And Goodan

GREAT FOR A HOME BUSINESS!

- Older, Well-Maintained Mobile Home
- 480 Sq. Ft. Shop
- 5.93 Acres With High Visibility
- High Visibility
- Easy Access
- Nice Floorplan
- Large Deck
- Parcel Is Visible From I-90
- Development Potential

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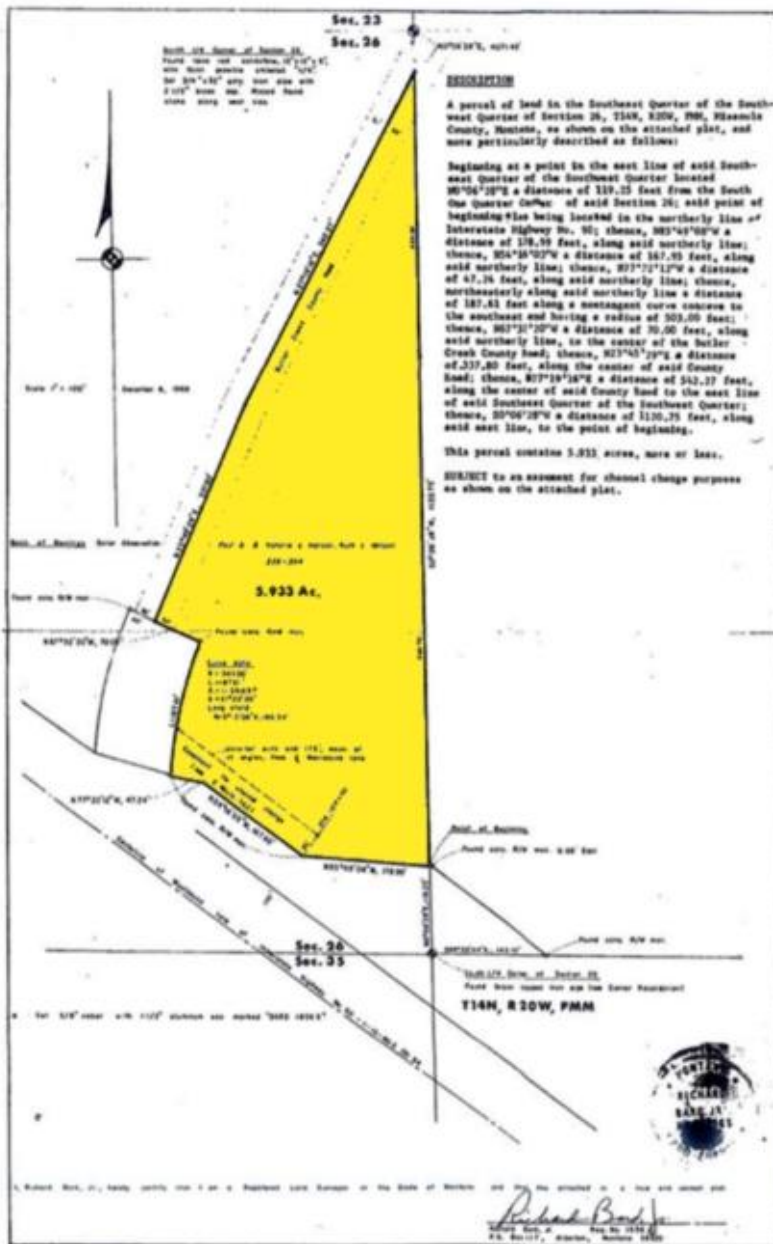
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Andy and Teri Polumsky

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# 61584, Regional# 21713183 OA181



DESCRIPTION

A parcel of land in the Southeast Quarter of the Southwest Quarter of Section 26, T14N, R20W, PMM, Blaine County, Montana, as shown on the attached plat, and more particularly described as follows:

Beginning at a point in the east line of said Southwest Quarter of the Southwest Quarter located $N0^{\circ}04'28''E$ a distance of 119.25 feet from the South line of said Section 26; said point of beginning also being located in the northerly line of Interstate Highway No. 50; thence, $N03^{\circ}49'00''W$ a distance of 178.95 feet, along said northerly line; thence, $S04^{\circ}20'02''W$ a distance of 167.95 feet, along said northerly line; thence, $S07^{\circ}12'12''W$ a distance of 67.25 feet, along said northerly line; thence, northeasterly along said northerly line a distance of 187.41 feet along a tangential curve concave to the southwest and having a radius of 203.00 feet; thence, $S02^{\circ}32'00''W$ a distance of 70.00 feet, along said northerly line, in the center of the Butler Creek County Road; thence, $N07^{\circ}40'20''E$ a distance of 377.80 feet, along the center of said County Road; thence, $S07^{\circ}18'00''E$ a distance of 562.37 feet, along the center of said County Road to the east line of said Southwest Quarter of the Southwest Quarter; thence, $S0^{\circ}04'28''W$ a distance of 119.25 feet, along said east line, to the point of beginning.

This parcel contains 3.933 acres, more or less.

SUBJECT to an easement for channel change purposes as shown on the attached plat.

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.