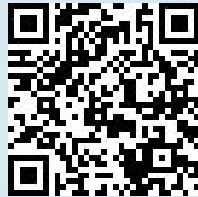


**BY OWNER**

REALITY NETWORK®



**Price: \$49,000**

**Address: NKN Foxy Lane, Stevensville**

**Land**

**Property Tax:** \$446.18 for 2016

**Land Size:** 6.18 Acres

**Road:** Dirt

**Personal Property:** None

**Covenants:** No

**Tillable Acres:** None

**Legal:** Parcel B - Certificate of Survey 707749-F

**Amenities**

**Drinking Water:** None Available

**Fencing:** Partial

**Trees/Views/Etc:** Views Of Both Bitterroot And Sapphire Ranges

**Surface Water:** None

**Terrain:** Varied

**Septic:** None

**Directions**

**STEVENSVILLE BUILDING PARCEL!**

- 6.18 Acre Parcel
- Panoramic Views
- Mobiles And Manufactured Homes OK
- Convenient Location - Easy Commute To Hamilton Or Missoula
- Owner Terms Possible With Large Down

- North Of Stevensville On Eastside Highway
- East On Ambrose Creek Road
- South On Illinois Bench Road
- East On Foxy To Direction Sign
- Parcel Does Not Front Foxy

**BY OWNER**  
REALITY NETWORK®

**Office: 363-1606**

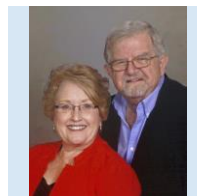
410 A North 1st St / Hamilton, MT 59840

Website: [www.ByOwnerHamilton.com](http://www.ByOwnerHamilton.com)

email: [Info@ByOwnerHamilton.com](mailto:Info@ByOwnerHamilton.com)

**Agent: 961-3297 hm; 546-5801**

email: [info@ByOwnerHamilton.com](mailto:info@ByOwnerHamilton.com)



**Andy and Teri Polumsky**

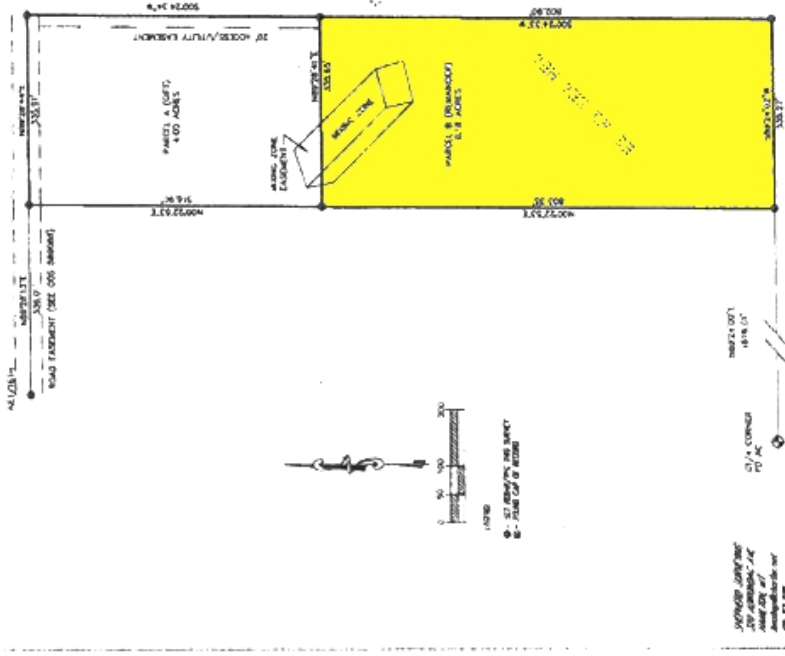
Information is deemed to be correct but no guarantees are made by the real estate office, the agent, or the seller. All prospective buyers should perform their own independent investigation of all conditions related to a possible sale of this property.



**BvBOR# 60451, Regional# 21702611 SL183**

CS 707749-F

**CERTIFICATE OF SURVEY**  
 TO CREATE A PARCEL FOR GIFT OR SALE TO A FAMILY MEMBER AND SHOW  
 A REMAINDER IN THE NE1/4 SEC 17, T8N, R18W, P1M, M., DAVALLI  
 COUNTY, MONTANA



THIS CERTIFICATE OF SURVEY IS SUBJECT TO THE RIGHTS OF THE STATE OF MONTANA UNDER THE SURVEY ACT, TITLE 82, CHAPTER 1, PART 1, MCA, AND TO ALL RECORDS OF RECORD, APPROVED ON THE GROUND, OF HISTORICALLY DEDICATED SHOWN, EXISTING, OF RECORD, APPROVED ON THE GROUND, OF HISTORICALLY DEDICATED

**OWNER'S CERTIFICATE**  
 I hereby certify that the contents of this survey as made necessary by Section 4 of the Survey Act, Title 82, Chapter 1, Part 1, MCA, are true and correct and that the same have been prepared by me or under my direct supervision and that I am a duly qualified and licensed surveyor in the State of Montana.

*[Signature]*  
 DATE OF SURVEY: 2/20/2016

**STATE OF MONTANA**  
 DEPARTMENT OF LAND AND WATER RESOURCES  
 DIVISION OF SURVEYING  
 100 SOUTH GARDEN AVENUE  
 BOZEMAN, MONTANA 59717-2000  
 PHONE: (406) 556-3300  
 FAX: (406) 556-3301  
 WWW.MTSTATEGOV.GOV

**NOTICE TO THE PUBLIC**  
 THIS SURVEY IS SUBJECT TO THE RIGHTS OF THE STATE OF MONTANA UNDER THE SURVEY ACT, TITLE 82, CHAPTER 1, PART 1, MCA, AND TO ALL RECORDS OF RECORD, APPROVED ON THE GROUND, OF HISTORICALLY DEDICATED SHOWN, EXISTING, OF RECORD, APPROVED ON THE GROUND, OF HISTORICALLY DEDICATED

SEARCHED	INDEXED
SERIALIZED	FILED

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.