

**Price: \$60,000      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

**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

**Directions**

- 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**  
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Website: [www.ByOwnerHamilton.com](http://www.ByOwnerHamilton.com)  
email: [Info@HomesforSaleHamilton.com](mailto:Info@HomesforSaleHamilton.com)

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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.

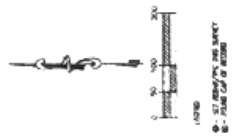


CS 707149-F

CERTIFICATE OF SURVEY  
TO CREATE A PARCEL OF 1/4 AC. TO FARM MEMBERS AND SHOW  
A REMAINDER IN THE NE 1/4, SEC. 17, T9N, R28W, P.1M., RAVALLI  
COUNTY, MONTANA

ORDER DRAWN HEREIN:

SECTION 17, T9N, R28W, P.1M., RAVALLI COUNTY, MONTANA BEING THE  
1/2 OF NE 1/4 OF SW 1/4 OF SAID SECTION 17, SUBJECT TO ALL EASEMENTS OF  
RECORD, SHOWS, EXCEPT AS NOTED, APPROXIMATELY THE FOLLOWING: (SEE SHEET)



0 50 100  
FEET  
N - NORTH  
S - SOUTH  
E - EAST  
W - WEST

APPROXIMATELY THE FOLLOWING: (SEE SHEET)  
ORDER DRAWN HEREIN:  
SECTION 17, T9N, R28W, P.1M., RAVALLI COUNTY, MONTANA BEING THE  
1/2 OF NE 1/4 OF SW 1/4 OF SAID SECTION 17, SUBJECT TO ALL EASEMENTS OF  
RECORD, SHOWS, EXCEPT AS NOTED, APPROXIMATELY THE FOLLOWING: (SEE SHEET)

SEARCHED	INDEXED	SERIALIZED	FILED

NOTED 03/20/14  
APR 20 2014  
MONTANA COUNTY RECORDS  
COUNTY CLERK  
MONTANA COUNTY RECORDS  
COUNTY CLERK  
MONTANA COUNTY RECORDS  
COUNTY CLERK  
MONTANA COUNTY RECORDS  
COUNTY CLERK

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.