

BY OWNER

REALITY NETWORK®



Price: \$374,000

Address: 1820 Hwy 93 N, Victor

Property

Covenants: Yes

Property Tax: \$250.00 for 2018

Land Size: 1.73

Garage / Parking: Yes

Includes: Garage Storage Building

Road: Paved

Drinking Water: Private Well (unk ft, 30 gpm)

Fencing: Partical

Legal: 1.73 Acres Index 26 COS#3829 Tract A Less HWY#567574 (SUBJ to BENE Deed #702939)

Buildings

Built:

Heat: Wood Stove

Includes: Yes

Bathrooms: 2

Sq. Ft.: 1375 (Main: 925, Above: 450, Below: 0)

Fireplace: Yes

COMMERCIAL OR RESIDENTIAL

Directions

→ From Hamilton Go North To 1820 HWY 93 N

- Highway 93 Frontage
- Second Septic Installed For Furture Expansion
- Business Office With Pluses
- High Visability
- Log Home
- Views And More
- Owner Financing With Large Down

BY OWNER

REALITY NETWORK®

Office: (406) 363-1606

410 A North 1st St / Hamilton, MT 59840

Website: www.ByOwnerHamilton.com

email: Info@ByOwnerHamilton.com



Jim Augustine

Agent: (406) 363-8956 cell

email: JimAugustine1@gmail.com

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# 63945, Regional# No MLS VC118

CERTIFICATE OF SURVEY

NUMBER OCCASIONAL MAIL
 QUANTITY MONDAYS 1444

A PORTION OF THE SE 1/4
 SECTION 7, T1N, R20W, P1M
 RAWLINS COUNTY, MONTANA

3429



DISCLAIMER
 THIS MAP IS PROVIDED FOR LOCATION PURPOSES
 TO OUR CUSTOMERS, AS A COURTESY ONLY.
 NO LIABILITY IS HEREBY ASSUMED BY STEWART
 TITLE FOR RAWLINS COUNTY AND/OR STEWART
 TITLE INSURANCE COMPANY, WHICH MAY RESULT
 FROM RELIANCE ON THIS MAP.

Appledorn
Stewart
 STEWART TITLE INSURANCE COMPANY
 1000 WEST 10TH AVENUE
 SPOKANE, IDAHO 83402



1" = 100' SCALE
 1" = 100' SCALE
 1" = 100' SCALE

211/12
 211/12
 211/12

16	SEC 1	8
7	2nd	8

CERTIFICATE #
 3129
 STEWART TITLE INSURANCE COMPANY
 RAWLINS COUNTY, MONTANA
 DATE: 11/11/12

LEGAL DESCRIPTION
 A PORTION OF THE SE 1/4 SECTION 7, T1N, R20W, P1M, RAWLINS COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ...

WARRANTY
 STEWART TITLE INSURANCE COMPANY warrants that the above described premises are free from all liens, claims, and encumbrances, except as shown on the attached plat, and that the same are owned by the person named therein as owner.

COPIES
 One copy of this certificate is being furnished to the applicant, one copy to the county clerk, and one copy to the recorder.

RECORDING
 This certificate is being recorded in Book 1071, Page 1071, of the Rawlins County Records.

NOTARY PUBLIC
 My commission expires on 11/11/12.

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.

