

**Price: \$275,000      Address: NHN Hamby Lane, Victor**

**Land**

**Property Tax:** \$1,316.00 for 2017  
**Land Size:** 8.62 Total  
**Road:** County / Gravel  
**Personal Property:** None

**Covenants:** No  
**Tillable Acres:** 8.62

**Legal:** Section 36, Township 08 North, Range 21 West, In SWNE Index 58, 59, 60, CS #601722-F, Tract 1, 2, 3, County of Ravalli, "State of Montana"

**Amenities**

**Drinking Water:** None Available  
**Fencing:** South, East, North  
**Trees/Views/Etc:** None

**Surface Water:** Irrigation - North Fork Of Bear Creek  
**Terrain:** Level And Sloped  
**Septic:** Approval For A Standard System

**THE BEST OF THE BEST**

- 3 Separate Parcels
- 3 Separate Deeds
- Each Parcel Septic Approved
- Interior Lots - PRIVACY
- 360 Degree Gorgeous Views
- Recently Improved Access
- 2 Parcels Level; 1 Sloped
- \$275,000 For All 3 Parcels
  
- LOOK FOR SIGNS

**Directions**

- From Victor
- Go West On 5th Street
- Go South On Pleasant View Drive
- Continue South On Hamby Lane
- Parcels On Left At Top Of Hill
- LOOK FOR SIGNS

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

**Agent: 642-3210 hm; 369-2002**  
 email: info@ByOwnerHamilton.com

**Douglas C. McLaren**

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# 61429, Regional# 21711697 VL155**

CS# 601722 - F

CS 6017

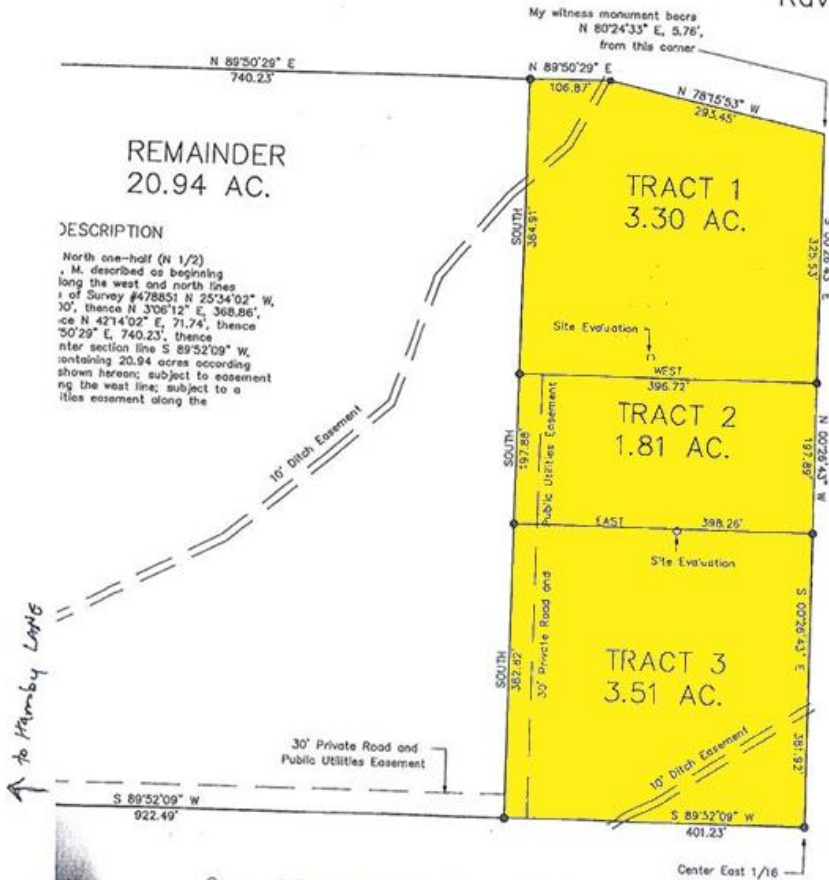
CERTIFICATE  
The Survey  
Land in the  
36, T 8 N,  
Ravalli Cou

3851

REMAINDER  
20.94 AC.

DESCRIPTION

North one-half (N 1/2)  
M. described as beginning  
long the west and north lines  
of Survey #478851 N 25°34'02" W,  
30', thence N 3°06'12" E, 368.86',  
thence N 42°14'02" E, 71.74', thence  
S 0°29' E, 740.23', thence  
inter section line S 89°52'09" W,  
containing 20.94 acres according  
shown hereon; subject to easement  
along the west line; subject to a  
ties easement along the



Own  
Refe

I certify th  
transfer th  
to Karen J  
Templin, m  
exempt fro  
(2)(b) M.C.

STATE OF  
COUNTY OF  
This instru  
2008, by

Notary Pub  
Name/Title

TRACT 1: A  
the Northc  
T 8 N, R 2  
on the east  
N 0°26'43"  
thence West  
the north li  
#478851 N  
293.45', the  
S 0°26'43"  
3.30 acres  
hereon; top  
utilities east  
as shown he

TRACT 2: A  
the Northc  
T 8 N, R 21  
on the east  
N 0°26'43"  
thence West,  
East, 396.72'  
NE 1/4 S 0  
containing 1.  
data as sho  
wide private  
hereon.

TRACT 3: A  
the Northc  
T 8 N, R 21  
Center East  
line S 89°52'  
East, 398.26'  
NE 1/4 S 0°  
containing 3.1  
data as sho  
wide private  
hereon.

Surveyed November, 2007, by  
Steven D. Powell  
Montana License #4662-S

*Steven D. Powell*



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.