

**BY OWNER**  
REALITY NETWORK®



**Price: \$198,900      Address: 235 Little Bear Ln, Victor**

**Property**

**Covenants:** No  
**Property Tax:** \$469.17 for 2006  
**Land Size:** 10 Acres  
**Garage / Parking:** 3+ Car Detached  
**Includes:** No Personal Property

**Road:** Private / Dirt  
**Drinking Water:** Private Well ( 40 ft, 15 gpm )  
**Fencing:** Perimeter, Cross-Fenced

**Legal:** NW 1/4, SE 1/4, NE 1/4, Section 12, Township 7N, Range 21W

**Residence**

**Built:** 2001      **Bedrooms:** 3      **Bathrooms:** 2      **Sq. Ft.:** 1188 ( Main: 1188, Above: 0, Below: 0 )  
**Heat:** Propane / Forced Air      **Fireplace:** None  
**Includes:** Stove, Refrigerator, Dishwasher, Window Treatments

**Directions**

- From Hwy 93 Go West On Bear Creek
- Go North On Meridian Road
- Past Tushapaw
- Little Bear Is First Lane North Of Tushapaw
- West To Property
- Sign On Property

**INTERIOR 10 ACRES WITH 360 VIEWS**

- 2001 Fleetwood Lake Pointer Manufactured Home
- Vaulted Ceilings Throughout
- Permanent Cement Foundation
- Irrigation Rights
- Beautiful, Open 360 Views
- Propane Hot Water Tank

**BY OWNER**  
REALITY NETWORK®



410 A North 1st St / Hamilton, MT 59840  
Website: www.ByOwnerHamilton.com  
email: Info@HomesforSaleHamilton.com  
**363.1606 office**  
**642.3210 hm; 369.2002 cell**

**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.



**MLS# 43429 / 802454**

**VR159**

