

SPORTSMAN'S PARADISE

LOCATION:

On the middle fork of the Dearborn River, this property is approximately 26 miles east of Lincoln, Montana, 20 miles northwest of Wolf Creek, Montana or 20 miles south of Augusta, Montana. It can be reached from Missoula, Montana by traveling northeast on Highway 200 approximately 110 miles. It is 45+/- miles from Great Falls, Montana

LEGAL:

Portions lying east of Highway 200 in the E1/2 Sec. 11 T16N R6W

LAND:

80+/- acres. This property is a mostly timbered parcel with a nice meadow along Highway 200, in a small bench that overlooks the stream. There is also a small meadow below the bench, alongside the stream.

WATER:

The middle fork of the Dearborn River flows through the property for about 3/4 mile and provides an excellent fishery for brook trout. A small spring also runs through this land and enters the Middle Fork of the Dearborn on the property.

Domestic water is available from a 250' cased well tested at 30 g.p.m.

UTILITIES:

Power and phone are stubbed into the meadow; a good well has been dug, making this ready for someone to build their dream home.

AREA:

At the foot of Roger's Pass, this is an area rich in wildlife. Neighbors are mostly large cattle ranches that usually limit hunting. The adjacent parcel to the north comprises of 50 acres and the owner has a very pleasant appearing log home situated on this property, that would be the only nearby neighbor.

COMMENTS:

An attractive setting on a delightful stream, this property is centrally located to enjoy some of Montana's best recreation. The easy access, bordering Highway 200 and the ready utilities make this a great site immediately ready for a new home. The small meadow would provide adequate grass to pasture a few livestock for personal use. There are a number of homesites to select from, with neighborhood makes this a very desirable property.

PRICE: \$295,000

DISCLOSURE

All information, herein is from sources deemed reliable, but is not guaranteed by the Seller, Stelling Real Estate, or its Agents. This offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of the purchase by the Seller.

All information is intended only as a guideline and has been provided by the Seller and other sources deemed reliable, but the accuracy cannot be guaranteed. The Seller and Stelling Real Estate highly recommend independent verification of each and every item to the full satisfaction of the Purchaser.

Seller reserves the right to require the Purchaser to cooperate with the Seller to facilitate an Internal Revenue Code, Section 1031 Tax Deferred Exchange at no expense or liability to the Purchaser.

Montana water rights are subject to the subsequent issuance of preliminary, and then final decrees by the Montana Water Court. Any and all valid water rights at the time of purchase will convey to the Purchaser through the issuance of water right transfers.

Variations between the deeded property lines and the location of existing fences on the subject property may exist. The Seller and Stelling Real Estate make no warranties with regard to the location of fence lines in relationship to the deeded property lines, nor does the Seller or Stelling Real Estate make any warranties or representations with regard to specific acreage within the fenced property lines. The Seller is selling the property in "as is" condition which includes the location of the fences as they exist. Boundaries shown on any accompanying maps are approximate, based on the legal description.