

DEEMER CREEK 67 ACRES

LOCATION:

This property is located on Deemer Creek, 3 miles northeast of Plains, Montana. From Plains, Montana, go northeast on Hwy 28 for 1 ½+/- mile to Deemer Creek Rd., proceed east 1 ½+/- miles to the subject property.

LEGAL:

Parcel A1, COS 2482 in NE ¼ Plat F Sec. 30 T20N R25W 2399

LAND:

67.89+/- total acres lying north of Deemer Creek Rd., this has 3-5 acres of mostly level land with scattered pines on a bench above the creek.

A rough road originates from this southwest corner of the property and runs down into canyon lined with rock outcroppings and pine trees.

Deemer Creek Rd. forms the southern boundary of the property and continuing east on the road will also take you down into the canyon and to the southeast corner of the property.

Deemer Creek runs the length of the property from east to west in the bottom of this canyon.

A couple of nice, tree-surrounded meadows, with a sprinkle of trees and a variety of vegetation and deciduous trees, can be found in this 10+/- ac. of gently sloped land along the creek.

The balance of the land runs up a more open slope, to the top of a small hill, on the north side of the property.

The property is perimeter fenced and borders National Forest near the SE corner.

WATER:

Deemer Creek running across the entire property can, in many years, be seasonal. A good and developed spring starts on the property with a buried water line running to a stock tank.

Owners have filed domestic and stock water right on the spring (GWIC #76N 30041557).

AREA:

The exceptionally mild weather of this area was common knowledge to Kootenai Indian Tribes that often wintered here and it is by most accounts, the best climate in the State.

The lack of wind and humidity make both summer and winter very enjoyable and a relatively large number of frost-free days, 115-130 days per year, gives this area Montana's best growing season.

The neat and attractive community of Plains provides all basic services with a nice grocery store, banks, shopping, a local hospital, and excellent grade schools.

A paved airstrip has recently been expanded to accommodate small corporate jets as well.

Thompson Falls, the county seat of Sanders County, lies 28+/- miles north east of Plains on Hwy 200. It provides additional services and recreational opportunities that include boating and fishing on the reservoir, a riverside golf course and some fine restaurants.

Sanders County has a total of population of 11,000+/-, comprised mostly of rural residents with Plains and Thompson Falls being the two largest towns and Spokane, Washington, 165+/- miles away, being the largest regional trade center in the inland northwest.

Recreation abounds in virtually every direction. The Clark Fork River, running the length of the county and through the middle of Plains, supports an excellent fishery, waterfowl habitat and floating options. Plains has a 9-hole golf course and one of the best County Fairs in the state.

Hunting, backpacking, horseback-riding, fishing, ATV and snowmobile riding, rock and precious stone hounding as well as sight seeing of ghost towns, museums, wildlife, mountain lakes and State and National Parks offer endless past-time opportunities

Alpine skiing is available at half a dozen different areas for a single day outing with cross-country skiing right out the back door.

Thousands of acres of National Forest and public property comprise the majority of the land in this area.

Amazing attractions such as Flathead Lake, Glacier National Park, and the Clark Fork River makes this an outdoor lovers paradise.

COMMENTS:

Convenient to the town of Plains, Montana, this property offers a number of different possible building sites and direct access to National Forest.

The upper portion in the southwest corner has stunning mountain and valley views and easy access.

There is also a very private and secluded building site possible in the lower canyon portion of the property.

A site at the upper end would be close to power, Deemer Creek Road., and overlooks a nice small meadow and the creek. The bubbling creek and good developed spring are a nice bonus to this very diverse and attractive property.

TAXES:

\$613.00 (2015)

PRICE:

\$250,000.00

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.