



Price: \$150,000 **Address: NKN Sapphire Mountain Ranch, Corvallis**

Land

Property Tax: \$91.97 for 2011
Land Size: 20 Acres
Road: Dirt
Personal Property: None

Covenants: Yes
Tillable Acres: None At Present

Legal: S18, T07 N, R19 W, ACRES 20, S2SENE INDEX 22
 CS #570247-R TRACT NO 22 plus non-exclusive recorded easements

Amenities

Drinking Water: Private Well (285 ft, 18 gpm)
Fencing: Partial
Trees/Views/Etc: Partly Treed

Surface Water: Seasonal Creek With Stock And Irrigation Water Rights
Terrain: Sloped
Septic: Septic Installed

Directions

→ See Listing Agent

PRIVACY PLUS!!

- Beautiful 20 Acre Parcel
- Borders State Land
- Seasonal Creek
- Stock And Irrigation Water Rights
- Well Is In - 285' And 18 GPM
- Septic Is Installed
- Partly Wooded
- Panoramic Views
- Nice Contours
- OWNER TERMS OFFERED

410 A North 1st St / Hamilton, MT 59840
 Website: www.ByOwnerHamilton.com
 email: Info@HomesforSaleHamilton.com
363.1606 office
369.1032 cell

Gary Koeplin

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# 51518 / 20117289

CL268

CERTIFICATE OF SURVEY

RELOCATION OF COMMON BOUNDARY

IN THE SE 1/4 OF THE NE 1/4, SECTION 18, T7N, R19W, PMM
RAVALLI COUNTY, MONTANA

OWNER: TERRI ASK

LEGEND

- ⊕ 3" Aluminum Cap Monument (Recovered)
- ⊕ 2 1/2" Brass Cap Monument (Recovered)
- ⊕ Aluminum Cap on #5 Rebar (Recovered)
- Plastic Cap on #5 Rebar (Recovered)
- Plastic Cap on #5 Rebar (Set this Survey)
- ⊙ 2" Aluminum Cap on #5 Rebar (Set this Survey)

CS Doc.# 474470

Deed Reference:
Book 231, Page 261

