

BY OWNER

REALITY NETWORK®



Price: \$213,000

Address: 282 Elk Ridge Road, Hamilton

Land

Property Tax: \$500.00 for 2009

Land Size: 11.19 Acres

Road: Private / Dirt

Personal Property: Older, Livable Mobile Home With Addition

Covenants: Zoning

Tillable Acres: 0

Legal: Section 15, Township 06 North, Range 21 West, PT NENE in N2SENE Index 2, County of Ravalli

Amenities

Drinking Water: Private Well (unk ft, unk gpm)

Fencing: None

Trees/Views/Etc: Heavily Treed With Views Toward North And West Of Bitterroots

Surface Water: Approximately 400 Feet Of Blodgett Creek Frontage

Terrain: Sloped

Septic: 3 Bedroom Septic INSTALLED

Directions

- From Hamilton Go North On Highway
- Turn West On Bowman Road
- Turn Left On Elk Ridge Road (Sign Missing)
- Land And Home On Right

- Look For Signs

WOODED PARADISE / CREEK FRONTAGE

- 11.19 Sloped Acres With Beautiful Building Site
- 3 Bedroom Septic INSTALLED
- Domestic Water Well INSTALLED
- Underground Power And Phone INSTALLED
- Elevated Views Of Bitterroot Mountains
- Private...Quiet Yet Close To Hamilton
- Older, Livable Mobile Home With Addition

APPROXIMATELY 400 FEET OF
BLODGETT CREEK FRONTAGE

BY OWNER
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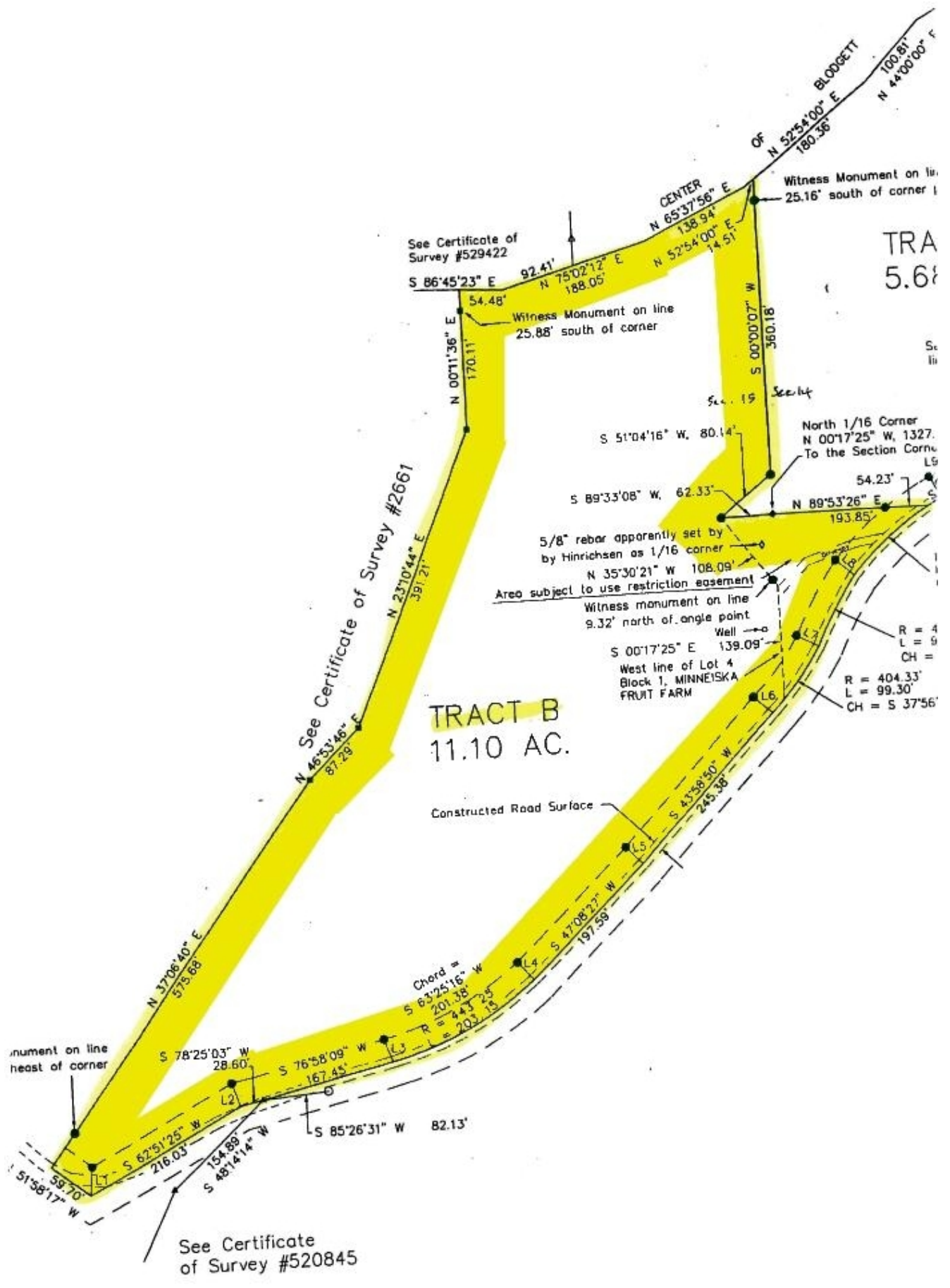
**Douglas C.
McLaren**

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# 48848 / 10004792

HL192



See Certificate of Survey #529422

See Certificate of Survey #2661

See Certificate of Survey #520845

TRACT B
11.10 AC.

TRA
5.68

S 86°45'23" E 54.48'

Witness Monument on line 25.88' south of corner

N 00°11'36" E 170.11'

CENTER OF BLODGETT N 65°37'56" E 138.34'

Witness Monument on line 25.16' south of corner

N 52°54'00" E 14.51'

S 00°00'07" W 380.18'

North 1/16 Corner N 00°17'25" W, 1327.7'

S 89°33'08" W, 62.33'

N 89°53'26" E 193.85'

5/8" rebar apparently set by Hinrichsen as 1/16 corner

N 35°30'21" W 108.09'

Area subject to use restriction easement

Witness monument on line 9.32' north of angle point

S 00°17'25" E 139.09'

Well

West line of Lot 4 Block 1, MINNEISKA FRUIT FARM

R = 404.33'
L = 99.30'
CH = S 37°56'

Constructed Road Surface

Chord = S 63°25'16" W 201.38'

R = 443.25'

L = 202.13'

N 37°08'40" E 573.68'

S 78°25'03" W 28.60'

S 76°58'09" W 167.45'

S 85°26'31" W 82.13'

S 62°51'25" W 216.03'

S 48°14'14" W 154.89'

S 43°38'50" W 245.38'

Monument on line east of corner

S 51°58'17" W 59.70'

OF BLODGETT N 52°54'00" E 180.36'

N 4°00'00" E 100.81'

See

See

R = 4

L = 9

CH =