



Price: \$95,000 Address: 1002 South Second Street, Hamilton

Property

Covenants: Zoning
Property Tax: \$582.31 for 2008
Land Size: 8970 Sq Ft
Garage / Parking: None
Includes: Storage Shed

Road: City
Drinking Water: City
Fencing: Perimeter

Legal: Parcel A Certificate of Survey #5119-R

Residence

Built: 1980 **Bedrooms:** 2 **Bathrooms:** 1
Heat: Propane, Electric **Sq. Ft.:** 725 (Main: 725, Above: 0, Below: 0)
Includes: Dishwasher, Disposal, Electric Oven/range, Refrigerator, Satellite Dish, Window Treatments

Fireplace: None

Directions

- From Hwy 93 Go West To Second Street
- South To 1002
- Watch For Sign

Starter/Retirement With Room To Build

- Neat As A Pin!
- Newer Carpets And Paint
- Newer Kitchen
- Rinnai Propane Heater
- Large Patio
- Room To Build Another Home
- Perimeter Fenced
- Lots Of Garden Space
- Fruit Trees And Flower Beds
- Newer Roof And Gutters



410 A North 1st St / Hamilton, MT 59840
 Website: www.ByOwnerHamilton.com
 email: Info@HomesforSaleHamilton.com
363.1606 office
961.3297 hm; 546.5801 cell



Andy and Teri Polumsky

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.



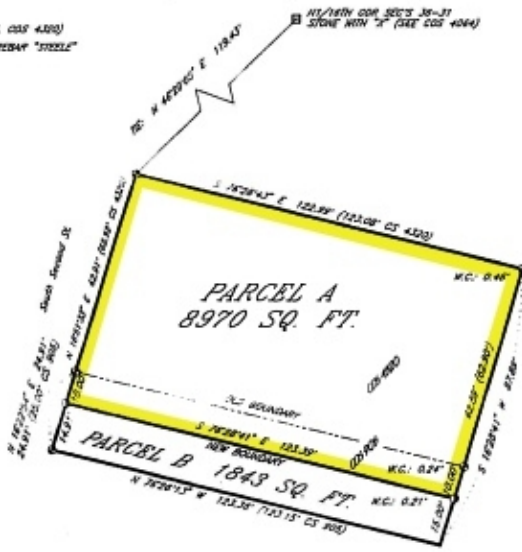
MLS# 46300 / 903105

HR427

CERTIFICATE OF SURVEY
TO RELOCATE BOUNDARY LINES BETWEEN ADJOINING PROPERTIES IN
THE SW1/4 NW1/4 SECTION 31, T6N, R20W AND THE SW1/4 NE1/4
SECTION 36, T6N, R21W, P.M.M., RAVALLI CO., MONTANA

OWNERS OF RECORD
 JOE K. AND GARY CLAYTON
 EDWARD H. AND GITH C. MCGRAW

- LEGEND:
 (1) - APPRENTICE'S I.P.C. (COS ANG. COS 4.00)
 (2) - SET 1 1/2" I.P.C. ON 3/8" REBAR "STEEL"



Legal Description:
Parcel A: A tract of land in the SW1/4 NW1/4 of Section 31, T6N, R20W and the SE1/4 NE1/4 of Section 36, T6N, R21W, P.M.M., Ravalli County, Montana, described as beginning at a point bearing S 45°20'03" W 113.43' from the N1/16th Corner common to said Sections 31 and 36, this point being the POINT OF BEGINNING of this description; thence S 76°28'41" E 123.10'; thence S 16°28'54" W 70.89'; thence N 76°28'41" W 123.38'; thence N 16°28'54" E 10.00'; thence N 16°31'33" E 82.91'; to the POINT OF BEGINNING, containing 8,970 square feet, more or less, subject to all encumbrances or deductions shown, existing, or of record.

Parcel B: A tract of land in the SW1/4 NW1/4 of Section 31, T6N, R20W and the SE1/4 NE1/4 of Section 36, T6N, R21W, P.M.M., Ravalli County, Montana, described as beginning at a point bearing S 45°20'03" W 113.43'; S 16°31'33" E 82.91'; and S 16°28'54" W 10.00' from the N1/16th Corner common to said Sections 31 and 36, this point being the POINT OF BEGINNING of this description; thence S 76°28'41" E 123.10'; thence S 16°28'41" W 12.00'; thence N 76°28'15" W 123.38'; thence N 16°28'54" E 14.91'; to the POINT OF BEGINNING, containing 1,843 square feet, more or less, subject to all encumbrances or deductions shown, existing, or of record.

STATE OF MONTANA)
 COUNTY OF RAVALLI) ss
 On this 5th day of February, in the year 1934, before me, a Notary Public for the State of Montana, personally appeared
 Joe K. and Gary H. Clayton, and Edward H. and Gith C. McGraw
 known to me (or proved to me on the oath of _____) to be the persons whose names are subscribed on the within instrument and acknowledged to me they executed same.
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal and my just terminable written

 Notary Public for the State of Montana
 Residing at Bozeman, Montana
 My commission expires June 5, 1937.

Surveyor's Certification:
 I hereby certify the attached plot is a true, correct representation of a survey supervised by me in January, 1934.

 Robert W. Slaats, R.L.S. Date
 Montana Registration No. 1628 5

OWNER'S STATEMENT:
 We hereby certify the purpose of this division of land is to relocate common boundary lines between adjoining properties, and no additional parcels are hereby created; therefore, this division of land is exempt from review or a subdivision pursuant to Section 76-3-207 (2) M.C.A.

We further certify this division of land is to acquire additional land to become part of a lot which has no existing restrictions imposed on it and no structures requiring water or sewage will be erected on the additional acquired parcels; therefore, this subdivision is exempt from review by the Dept. of Health and Environmental Services pursuant to SM 16.16.003 (2) (a).

Joe K. Clayton (owner) _____ Date
 Gary H. Clayton (owner) _____ Date
 Edward H. McGraw (owner) _____ Date
 Gith C. McGraw (owner) _____ Date

STATE OF MONTANA COUNTY OF RAVALLI 383977
 FILED JUNE 14, 1934 2:02PM CERT. OF SURVEY 6119-R
 Filed by _____ and REGISTERED BY _____ INPUTS 2/20

1/4	S	E	R
31	6N	20W	
36	6N	21W	

SHEET 1 OF 1
 RAVALLI CO., MONTANA