



, Libby, MT 59923  
MLS #21811937

Two homes on 40 private acres outside Libby, Montana. The first home is 6 bedrooms, 2 full baths and 2 half baths in 3,400 square feet with a detached garage. The second one level home is 2 bedrooms and 2 bathrooms on 1,680 square feet with a detached 2 story 40' by 60' shop. Springs feed multiple ponds throughout the fenced pasture and hay ground. It is bordered on 2 sides by National Forest, yet a paved county road runs through the corner of the property providing year round access. There are astonishing views of the Cabinet Mountains. BY APPOINTMENT ONLY.

### Reports

Property Type	Residential	Listing Office	Libby Troy Realty
Days On Market	2		

### Contract Data

Property Sub-Type	Single Family Residence	Listing Date	09/18/2018
Contingent	No	List Price	1,500,000
Agent Owned	No	List Price/SqFt	820.12
REO/Bank Owned	No	Short Sale	No
Status	Active		

### General Property Description

Fin. Sq. Ft. Est.	1750 - 2000	Total Sq. Ft.	1,829
Total Sq Ft Basement (B)	1,608	Sq Ft Main Level (M)	1,608
Sq Ft 2nd Level (2)	221	Sq Ft Main Dwelling	1,829
Sq Ft Guest Dwelling	1,680	Year Built	1999
Remodel/Updates	Not Updated	Style	1.5-2 Stories
Lot Size Estimate	20.1-40.0	Lot Acres	40
Lot SqFt	1,742,400	Total Bedrooms	6
Total Bathrooms	4	Total Full Baths	2
Total 3/4 Baths	0	Total Half Baths	2
Garage Type	Detached	Garage Stall	2
Waterfront	None	HOA	None
HOA Dues Amount	0		

### Legal and Taxes

Covenant	No	Zoning	Residential
Taxes	3,819.12	Tax Year	2017
Assessor Number	2774	Legal	SWNE or Tr-1B of S33, T30 N, R31 W
School District	District No. 4		

### Location

County	Lincoln	City Limits	No
Geocode	56417533201180000		

### Details

<b>Terms Of Sale:</b>	Cash; Conventional; FHA; VA	<b>Basement:</b>	Daylight; Full Finished
<b>Documents On File:</b>	Well Log	<b>App./Equip. Included:</b>	Auto Gar. Door Opener; Woodstove
<b>Utilities:</b>	Electric; Internet; Septic System; Spring; Telephone; Well	<b>HVAC:</b>	Propane; Wood
<b>Road Surface:</b>	Blacktop/Asphalt; Gravel	<b>Interior Features:</b>	Master Bedroom Main Floor; Vaulted Ceilings; Wood Stove; Other(1): Deck off master bed; Other(2): Deck off dining room
<b>Road Frontage:</b>	County Road	<b>Exterior Features:</b>	Deck; Fence
<b>Views:</b>	Meadow(s); Mountains; Trees	<b>Possession:</b>	Closing
<b>Surface Water:</b>	Pond(s); Spring(s)	<b>Special Features:</b>	Horse Property
<b>Terrain:</b>	Level	<b>Outbuildings:</b>	Guest Quarters; Shop; Storage Shed(s)
<b>Construction:</b>	Wood/Frame	<b>Fencing:</b>	Chain Link; Electric
<b>Siding:</b>	Wood	<b>Trees:</b>	Meadow/Tree Mix
<b>Roof:</b>	Comp/Asphalt	<b>Adjacent Owners:</b>	Forest Service; Private
<b>Foundation:</b>	Poured Concrete		

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