



Lot 2 Hwy 37, Libby, MT 59923

MLS #21712942

Beautiful 3.17 wooded acres situated along the Kootenai River off Hwy 37. Lot is level and septic approved. Power and phone are available. Only 6.5 miles from Libby.

### Reports

Property Type	Land	Listing Office	Libby Troy Realty
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### Contract Data

Property Sub-Type	Waterfront Access	Listing Date	05/12/2015
Status	Active	Contingent	No
List Price	215,000	Agent Owned	No
REO/Bank Owned	No	Short Sale	No

### General Property Description

Lot Size Estimate	3.1-4.9	Lot Acres	3.17
Lot SqFt	138,085	Waterfront	Navigable
Waterfront Name	Kootenai	Waterfront Footage	346
HOA	None	HOA Dues Amount	None

### Legal and Taxes

Covenant	Yes	Zoning	residential
Taxes	678.03	Tax Year	2016
Subdivision	Schrade	Assessor Number	0000015176
Legal	Schrade Subdivision Lot 2, S32, T31 N, R30W	School District	District No. 4

### Location

County	Lincoln	City Limits	No
Directions	At the intersection of Highway 2 and Highway 37, turn North on to Highway 37 drive about 6.7 miles, property is on the right.		Geocode 56428432402050000

### Details

<b>Terms Of Sale:</b>	Cash; Conventional; Owner Financing	<b>Road Surface:</b>	Blacktop/Asphalt
<b>Documents On File:</b>	Covenants; Plat Map/Survey	<b>Road Frontage:</b>	County Road
<b>Trees:</b>	Heavily Wooded	<b>Possession:</b>	Closing
<b>Terrain:</b>	Level	<b>Sign:</b>	Sign On Property
<b>Views:</b>	Mountains; River/Stream/Creek		
<b>Restrictions/Easement:</b>	Animal Restrictions		

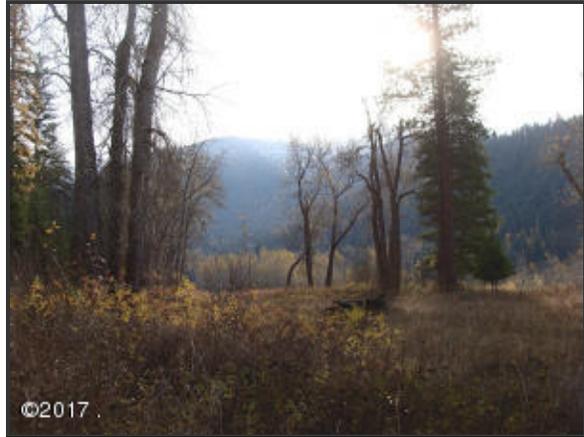
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lot2.3



River & Trees

lot2.4



3b



3b2



3b3



**3b4**

