



298 Silver Spur Trail, Fortine, MT 59918

MLS #22101500

This 5 acres is nicely timbered with level to gently sloping terrain. There is gravel road access and has utilities available. Your "back yard" is expanded by having one side bordered by hundreds of acres of Stoltz Lumber Company land. Call Crawford Dinning at (406) 291-5577 or your real estate professional.

### Reports

Property Type	Land	Listing Member	Crawford W Dinning License #: rre-rbs-lic-39256 Cell: 406-291-5577 Fax: 406-293-3715 Office: 406-293-2146
Listing Office	Libby Troy Realty License #:	Days On Market	0
Cumulative DOM	92		

### Contract Data

Property Sub-Type	Residential	Listing Date	02/04/2021
Expired Date	05/04/2021	Original List Price	120,000
List Price	120,000	List Price/Acre	24,000
Selling Office Comm.	3	Selling Office Type (\$/%)	%
Variable Compensation	No	Sellers Preferred Title Company	First American Title
Sub. Agency	No	Agent Owned	No
Owner of Record	THI	REO/Bank Owned	No

### Sold Data

Status	Active	Potential Short Sale	No
Status Change Date	02/04/2021		

### General Property Description

Lot Size Estimate	5.0-10.0	Lot Acres	5
Lot SqFt	217,800	Waterfront	None
HOA	Annually	HOA Dues Amount	100.00

### Legal and Taxes

Covenant	Yes	Zoning	Residential
Taxes	200.28	Tax Year	2020
Assessor Number	0000000872	Legal	Lot 20 Whispering Pines Kooconusa Subdivision #5
School District	District No. 14		

### Remarks

Member Remarks  
Some employees of THI are licensed real estate agents and appraisers. THI is not representing the Buyer in any legal or agency capacity. If the Buyer has any questions concerning this transaction, they should seek representation or counsel at their own expense. Any information given to them by THI employees should not be construed as legal advice.

### Location

County	Lincoln	City Limits	No
Directions	From the turn off to Fortine at Hwy 93, go 6.2 miles on Meadow Creek Road to the junction with Roberts Creek Road. Go left on Roberts Creek Road for 0.9 miles to Silver Spur Trail.	Geocode	56461206101200000

Go left onto Silver Spur Trail for 0.3 miles to Lot 20 on the right.

Geo Lat

48.732166

Geo Lon

-114.985711

**Details**

**Terms Of Sale:**

Cash; Conventional

**Views:**

Trees

**Mobles Permitted:**

Manufactured; Modular

**Road Surface:**

Gravel

**Adjacent Owners:**

Corporate Owned; Private

**Possession:**

Closing

**Trees:**

Partly Wooded

**How To Show:**

Vacant

**Terrain:**

Level; Sloped

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