

Client Full

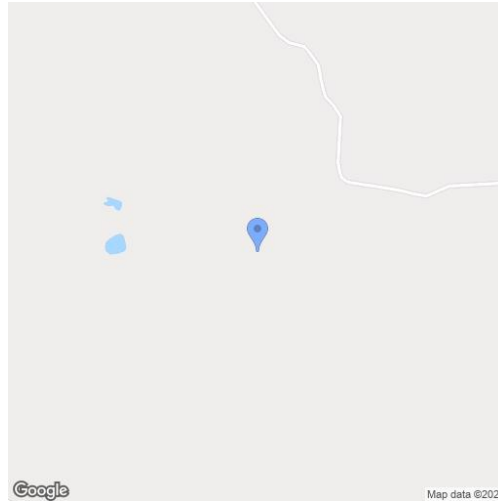
Listing

CLIENT DETAIL REPORT

MLS#: 351149

NHN Williams Creek Road Lot 1

Date Printed: 10/28/2020



GENERAL INFORMATION

Status:	Active	Subd/Complex:	Minor Subdivision	City:	Alder
Type:	Vacant Land/Acreage	# of Acres:	20.00	State:	MT
Asking Price:	\$275,000	Price/Acre:	13,750.00	Zip:	59710
Address:	NHN Williams Creek Road Lot 1	Area:	7M - Madison County	County:	Madison
Directions:	From Alder on Hwy 287, travel east 1.2 miles to Anderson Lane on right. On Anderson Lane go 2.8 miles to Williams Creek R on left. Turn left and travel 1.1 miles to the access road at #4 on left.				
Legal:	Williams Creek Minor Subdiv, Lot 1				

PROPERTY DETAILS

Parcel Tax ID#:	4007303	HOA:	
Additional Parcel Tax IDs		HOA Amount:	
HOA Fee Includes:		Livestock Permitted:	
Zoning:	NONE - None/Unknown	Flood Plain:	
Mobile Manufactured:	Allowed	Public Land Adjacent:	
Modular:	Allowed	Covenant:	
Exceptions:			
Conservation Easements:	No		

FEATURES

Fencing:		Area Amenities:	
Topography:	Level, Rolling	Buyer Responsibility:	
View:		Utility Services:	None
Road Access:	Gravel		

PUBLIC INFORMATION

Public Remarks

20 acres of rolling hills and open grazing grassland, just outside of Alder, Montana, near the Ruby River Valley. This parcel has end of the road privacy with a seasonal creek and has beautiful mountain views. Seller has mineral rights to the property. There is good access with a borderir county maintained road. Williams Creek flows seasonally through Lot 4. This is one of four adjacent parcels listed, totaling 142 acres. Contact Jay Dinning at (406) 293-0556 or your real estate agent.

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