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**10 Acres off  
Montana Creek  
Road**

***File#N117***

<b>Land Size:</b>	10 Acres
<b>Price:</b>	\$42,500
<b>Area:</b>	Montana Creek Road
<b>Legal Description:</b>	Lot 2 Block 1 HI-450 Phase II; Palmer Recording District; Plat #2004-194
<b>Directions:</b>	40845 S. Rolling Hills Dr: From approx mile 96.5 Parks Highway take Montana Creek Drive; follow maps.
<b>Access:</b>	State road maintenance ends at Tom Price Road; then privately maintained gravel road for approx 4 miles to lot. Lot owners snow machine in from this point in winter.
<b>Water Front:</b>	None
<b>View:</b>	Mountain views
<b>Utilities:</b>	None
<b>Covenants:</b>	Yes, read the CC&R's (50' setback from lot lines; no inoperable vehicles or other "junk" shall be placed or stored on any lot).
<b>Buildings:</b>	None; lot has been improved with a driveway and building pad.
<b>Topography:</b>	Rolling.
<b>Trees:</b>	Heavily wooded with Birch & Spruce.
<b>Surveyed:</b>	Yes; corners were originally marked with 5/8" x 30" rebar with yellow plastic caps.
<b>Taxes:</b>	Approx \$385.27 yr
<b>Terms:</b>	Cash; or Owner will finance sale with a minimum of 25% down payment.

**Remarks:**

**DISCLAIMER:** Statewide Real Estate LLC does not guarantee the completeness or the accuracy of the material furnished in this brochure. Potential buyers are strongly advised to seek professional help in determining the availability, quality and cost of water, sewageable soils, and utilities. A survey may be necessary to locate property corners; GPS coordinates are approximate. Potential buyers should independently verify the zoning requirements and permits required with the appropriate agencies to determine if the property is suitable for their intended use.