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**BACK  
COUNTRY  
ESTATES**

***File#T072***

Land Size & Price: 10 ACRES \$33,250

Area: MONTANA CREEK ROAD

Legal Description: LOT 4 BLOCK 3 BACK COUNTRY ESTATES; PALMER RECORDING DISTRICT; PLAT #88-45

Directions: 37797 S. BACK COUNTRY DRIVE: TAKE PARKS HWY NORTH TO APPROX MILE 96.5; TAKE RT ON MONTANA CREEK DR; FOLLOW ATTACHED MAP (MOST ROADS ARE UNMARKED).

Access: STATE MAINTAINED GRAVEL ROAD ENDS AT FUTURE & TOM PRICE RDS; THEN DIRT/GRAVEL ROAD APPROX ANOTHER 6 MILES INTO LOT. SUMMER VEHICLE ACCESS ONLY; SNOWMACHINE, SKI OR FOOT LAST 6 MILES IN WINTER.

View: VALLEY & MOUNTAIN VIEWS

Utilities: NONE

Covenants: YES; READ THE CC&R'S (RESIDENTIAL OR RECREATIONAL USES ONLY; 300 SF BLDG SIZE MIN; EXTERIORS MUST BE COMPLETED WITHIN 6 MO'S AFTER START OF CONSTRUCTION; MOBILE HOMES, TRAVEL TRAILERS & CAMPERS LIMITED TO A 9 MONTH STAY; NO ANIMALS MAY BE KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES; NO MORE THAN 2 DOGS ALLOWED PER LOT.)

Buildings: NONE

Topography: SLOPING

Trees: NICELY WOODED WITH BIRCH & SPRUCE

Surveyed: YES; THE CORNERS WERE ORIGINALLY MARKED WITH ALUMINUM CAPPED MONUMENTS.

Taxes: APPROX \$414.13 YR

Terms: CASH; OR OWNER WILL FINANCE SALE WITH A MINIMUM OF 25% DOWN

PAYMENT.

Remarks: MLS #20-9141

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. 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.