

ALL FIELDS DETAIL

Mls #	132104	Acreage	21-40 Acres
Status	Active	Mob/Manf	Allowed
Type	VACANT LAND-ACERA	Water	Buyer's Responsibility
Address	30+/- acres Williams Creek Rd	Horse	Allowed
City	Alder	Wtr Amen	Yes
State	MT	US Forest Service	No
Zip	59710	Zoning	None
Area	Madison - Ruby Valley 7MR		
Class	LAND		
Asking Price	\$224,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Number Of Acres	30.3950	Price Per Acre	7369.63
Agent	LEAH OLSON - (406) 763-4596	Agent Email Address	lolson@imt.net
Listing Office 1	PRUDENTIAL MONTANA REAL ESTATE - Main (406) 586-7676	Exclusive Right to Sell	Y
Exclusive Agency	N	Subagency Offered?	N
Selling Office Fee	2.75	Dual or Variable Commissn	Y
Legal	Call LA, lengthy	Listing Date	8/24/2006
Expiration Date	8/24/2007	Subdiv.	Other
Directions	4 mi S of Alder. Hwy 287 to Anderson Rd, 2.5 mi S to Williams Crk Rd. E 1.2 miles to mouth of Canyon	Sign Y/N	N
Zone	none known	Covenant	none known
Owner Name	Owner of Record	Topogra	Creekbottom to sloping
Trees	Aspen, Conifer, Willows	Associated Document Count	0
Showing Instructions	Call listing Agent for map and directions. Property corners are flagged, but hard to locate	Original Price	\$224,000
Days On Market	1		

FINANCIAL

Tax Apx \$	TBV	Tax Year	05
Own/Fin	N	Terms Offered	cash at closing, new loan

AGENT INFORMATION

Great spot for the get away cabin or year 'round home in the mtns. Property may be able to be split per Madison Co subdiviision review. Two parcels (20 ac and 10ac) deeded as one. Both parcels offer creek frontage and road access. County road access via Williams Creek Rd. Phone runs along road. Nearest utility line 1+ mile from property. Well and septic responsibility of buyer. County road and BLM access road traverse property. Ignore Existing fences, are not on the property line and make no reference

PUBLIC INFORMATION

Outstanding hunting property adjacent to BLM land that adjoins Beaverhead Na'l Forest. Smack dab in the middle of the Tobacco Root, Ruby, Gravelly, Snowcrest & Madison Ranges. Elk, Deer, birds & fishing in the nearby Ruby River & Reservoir. Scenic building sites along Williams Creek or atop the ridges with Ruby Valley & Mtn views. Good year 'round access, but private, surrounded by large ranch. Nice creek, runs year 'round. Rustic site, yet you can run to town for milk!

ADDITIONAL PICTURES**DISCLAIMER**

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