

**OPEN HOUSES:** 6/12 & 7/10 from 4 pm- 6pm **AUCTION:** 7/25 @ 11:30 am Conf. Rm A & B of Flathead City/County Health Dept aka the Earl Bennett Building, 1035 1<sup>st</sup> Ave. W., Kalispell, MT.

## **FOR SALE-1.219 AC. TRACT OF LAND**



### **MDT Property #1- For Sale 300 Three Mile Drive, Kalispell, MT 59901**

Tract 1, shown on Certificate of Survey #20920, being situated in the NW $\frac{1}{4}$  of Section 12, Township 28 North, Range 22 West, P.M., M., Flathead County, Montana, containing an area of 1.219 acres, more or less.

SUBJECT TO a 20-foot wide Easement on the westerly portion of Tract 1 as shown on Certificate of Survey #20920 and any and all other easements apparent and/or of record.

Also, SUBJECT TO all rights of ingress and egress over and across the limited access control line granted by Bargain and Sale Deed #200621511020, as effected through the access control resolution for Highway project NH 5-3(60)109 approved by the Highway Commission, filed with the Clerk and Recorder's Office of Flathead County.

**Appraised value: \$65,800.00**

**MDT cannot accept any bid for less than 90% of appraised value.**

This property is being sold **"AS IS"**

For complete information on bidding requirements, please review the **Term & Conditions** document or call Catherine @ 406-444-6071.

**To view and/or obtain hard copies of the above additional information and the Terms & Conditions regarding this property, please visit MDT's website [https://www.mdt.mt.gov/business/real\\_estate.shtml](https://www.mdt.mt.gov/business/real_estate.shtml)**