

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 1st Ave. W., Kalispell, MT.

FOR SALE-1.58 AC. TRACT OF LAND WITH IMPROVEMENTS



MDT Property #2- For Sale 300 Three Mile Drive, Kalispell, MT 59901

Tract 2, shown on Certificate of Survey #20920, being situated in the NW¼ of Section 12, Township 28 North, Range 22 West, P.M., M., Flathead County, Montana, containing an area of 1.58 acres, more or less.

SUBJECT TO a 20-foot wide Easement on the westerly portion of Tract 2 as shown on Certificate of Survey #20920 along with an access and utility easement for the benefit of Tract 3 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 #200621511030, 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.

Improvements: A 1963 2-story split level 3 bedrooms, two bath house (2,358 sf) with attached two car garage (621 sf) built in 1963 and a detached garage/shop (1000 sf) built in 1975 along with a hay shelter (390 sf) and a loafing shed (450 sf). A septic tank and drain field, and water well are also included.

Appraised value: \$306,000.00

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