

REALTY NORTHWEST

WWW.REALTY-NORTHWEST.COM | 1013 MAIN STREET | THOMPSON FALLS, MT 59873 | 406-827-9827

\$369,000

MLS #20122122

1212 MT Highway 200, Noxon, MT



Contact: Brad Swanson at (406) 847-2080 or bradinmontana@gmail.com

Remarks: 23,000 sq ft manufacturing plant that includes 2,000 sq ft very nice office suite. Insulated and heated, 3 phase power, 220v plugs and compressed air lines throughout. 7 roll up doors, loading dock, 2 baths and break room. Office suite includes 4 private offices and reception area, bath, breakroom and large workstation areas. Hwy 200 frontage on 1+- acre of usable land. Railroad spur access just behind this property.

State: MT

Broker Owned: YES

Directions: 12 mile marker northwest of Noxon, MT on Highway 200, turn right on Bridge

Legal: Parcel B of COS 1205 located in SW 1/4 Section 11 T26N R33W PMM Sanders County Records

Terms: Cash or new financing

Listing Agent: Brad Swanson, **Listing Office:** REALTY NORTHWEST, 1013 Main St



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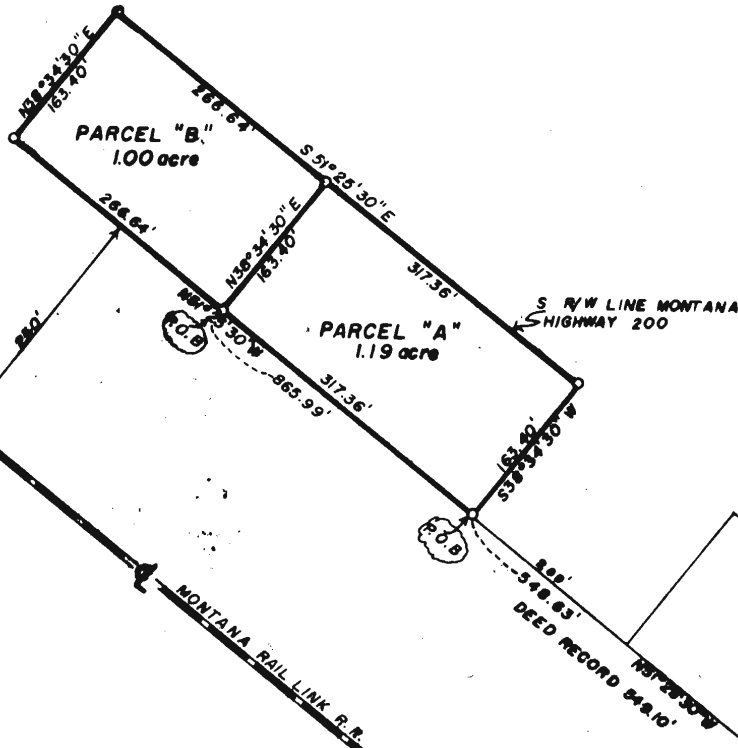
CERTIFICATE OF SURVEY

10 X 11

N00°06'50"W

10 11
15 14

N89°41'24"E 2601.30'
BASIS OF BEARING FROM
C.O.S. 772



PURPOSE OF SURVEY

I HEREBY CERTIFY THAT THE PURPOSE FOR THIS DIVISION OF LAND IS TO TRANSFER OWNERSHIP AS AN OCCASIONAL SALE; FURTHERMORE, I CERTIFY THAT I AM IN COMPLIANCE WITH ALL CONDITIONS IMPOSED ON THE USE OF THIS EXEMPTION THEREFORE THIS DIVISION OF LAND IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207(1)(d), M.C.A.

W. Paul Marshall & Marshall P. Cochran
OWNER(S)

SUBSCRIBED AND SWORN TO ME THIS
16th DAY OF Nov 19 92

Steve Smith
NOTARY PUBLIC FOR THE STATE OF
MONTANA RESIDING AT Thompson Falls
MY COMMISSION EXPIRES 12-12-93

LEGAL DESCRIPTIONS

PARCEL "A"

A PARCEL OF LAND IN THE SW⁴ OF SECTION 11, T26N, R33W, P.M.M. DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 11; THENCE N89°41'24"E ALONG THE SOUTH BOUNDARY OF SECTION 11, 993.39'; THENCE N51°25'30"W, ALONG THE EASTERLY R/W OF MONTANA RAIL LINK RAILROAD, 548.65' TO THE POINT OF BEGINNING; THENCE N51°25'30"W ALONG SAID R/W, 317.36'; THENCE N89°34'30"E, 163.40'; THENCE S51°25'30"E, ALONG THE WESTERLY R/W OF MONTANA HIGHWAY 200, 317.36'; THENCE S38°34'30"W, 163.40' TO THE POINT OF BEGINNING AND CONTAINING 1.19 ACRES.

PARCEL "B"

A PARCEL OF LAND IN THE SW⁴ OF SECTION 11, T26N, R33W, P.M.M. DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 11; THENCE N89°41'24"E ALONG THE SOUTH BOUNDARY OF SECTION 11, 993.39'; THENCE N51°25'30"W ALONG THE EASTERLY R/W OF MONTANA RAIL LINK RAILROAD, 666.99' TO THE POINT OF BEGINNING; THENCE N51°25'30"W ALONG SAID R/W, 266.64'; THENCE N89°34'30"E, 163.40'; THENCE S51°25'30"E ALONG THE WESTERLY R/W OF MONTANA HIGHWAY 200, 266.64'; THENCE S38°34'30"W, 163.40' TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES.

LEGEND

SET REBAR W/ YELLOW CAP 87946



SCALE

1 INCH = 100 FEET

CERTIFICATE OF SURVEYOR

I, H. GENE WARREN, A REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN ON THE ATTACHED PLAT ON THIS SURVEY HAS BEEN PERFORMED UNDER MY SUPERVISION TO MY KNOWLEDGE AND ABILITY; THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THE MONUMENTS FOUND AND SET OCCUPY THE POSITION SHOWN THEREON.

DATED THIS 12th DAY OF Aug, 1992.

H. Gene Warren
H. GENE WARREN 2734 S



SURVEYORS

DEED RECORD 997.6-
993.39'

SURVEY PREPARED AT THE REQUEST OF
DAVID CLARK

20052

CERTIFICATE OF CLERK & RECORDER

STATE OF MONTANA 1 S.S.
COUNTY OF 1 S.S.
FILED FOR RECORD THIS 18th DAY OF Dec,
1992 AT 2:50 O'CLOCK pm

Diana Vaught by Bunda Franck
COUNTY CLERK & RECORDER, MONTANA

1/4	SEC.	T.	R.
<input checked="" type="checkbox"/>	11	26N	33W
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

CERTIFICATE OF
SURVEY NO. 1205

PRINCIPAL MERIDIAN, MONTANA

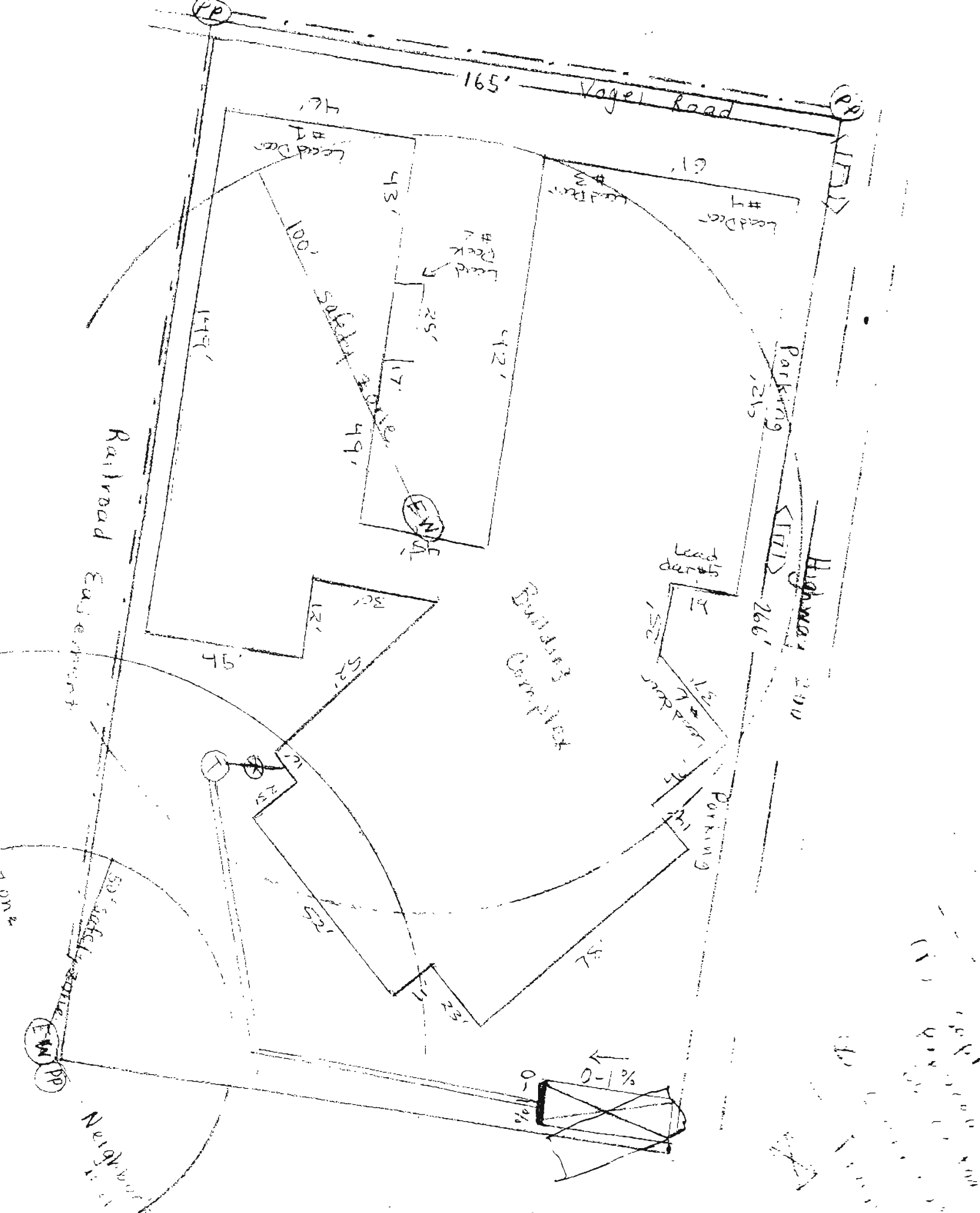
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Image USDA Farm Service Agency

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DATE: 12/1/08
APPROV

