

REALTY NORTHWEST

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

\$225,000

MLS #21607172

511 West Main Street, Thompson Falls, 59873



Additional Documents:

[Virtual Tour](#)

Contact: Tina Morkert at (406) 827-9827 or tina@realty-northwest.com

Remarks: Historic Main Street laundromat, and 5 apartment commercial building with basement owner's quarters and storage. This brick beauty was built in the early 1900s, within walking distance of the Clark Fork River in the scenic town of Thompson Falls. This three story building has triple deep brick construction. The closest competing laundromat is 25 miles away. The Whistle Stop is great opportunity in a recreational paradise with some of the best weather in Montana. Call Tina Morkert at 406.210.1123 or your agent for a showing.

Status: Active

Legal: Amended Lot 6 on Certificate of Survey 2672 in the Sanders County Courthouse.

BASEMENT: Exit - Walk Up, Full, Partial

Short Sale: No

Taxes: 2025.52

Directions: Downtown Main Street. . . you can't miss it!

State: Montana

Lot Size - Sq Ft: .05 acres

Zoning: None

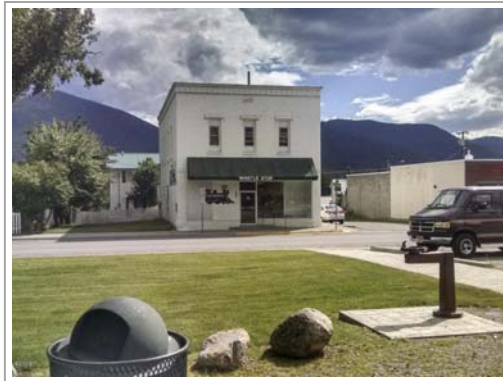
Listing Agent: Tina Morkert, **Listing Office:** Realty Northwest, 1013 Main St, P O Box 1805, Thompson Falls, MT 59873



The foregoing material was abstracted from the Montana Regional Multiple Listing Service and does not contain all of the information available at the source site. Please request further information when considering these properties. Properties listed by brokerage firms other than Realty Northwest are marked with MOR MLS Share. All information is deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change, or withdrawal. Neither listing broker(s) nor Realty Northwest shall be responsible for any typographical errors, misinformation, misprints, and shall be held harmless. Information last updated 6am PST today.

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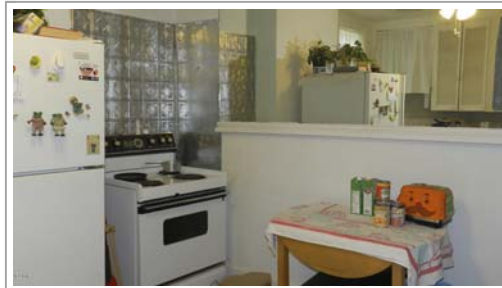
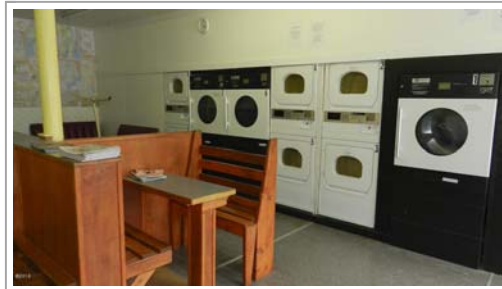
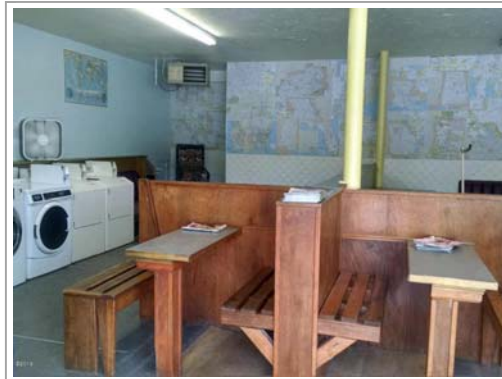
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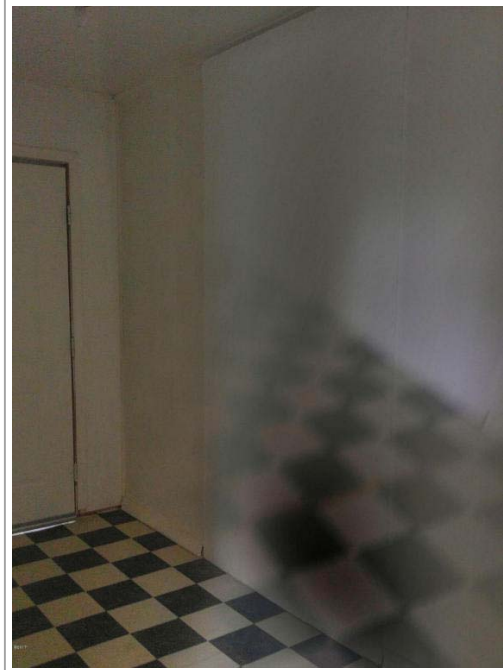
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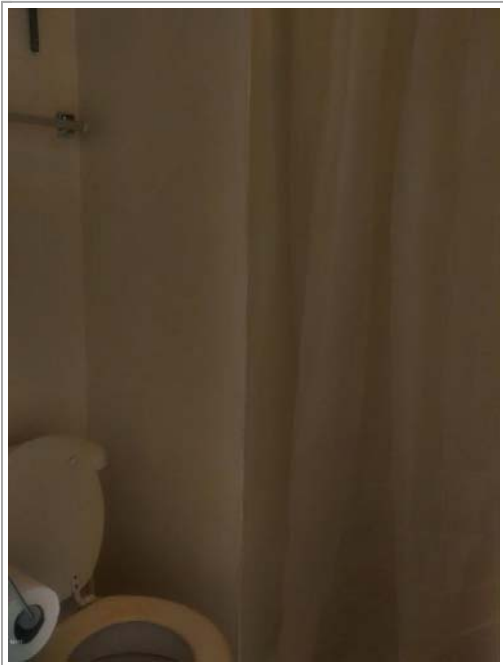
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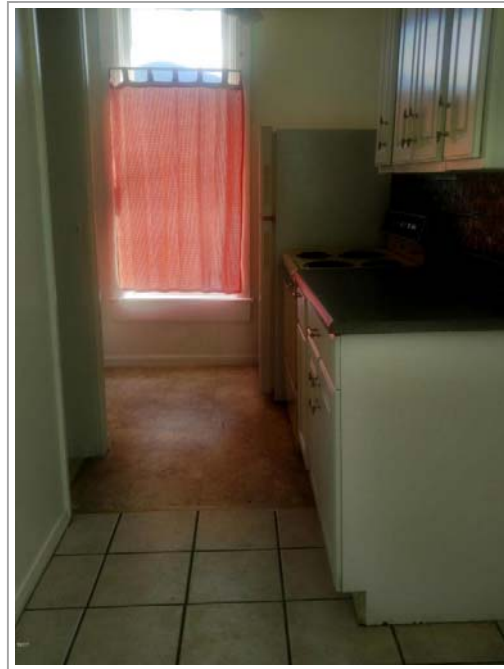
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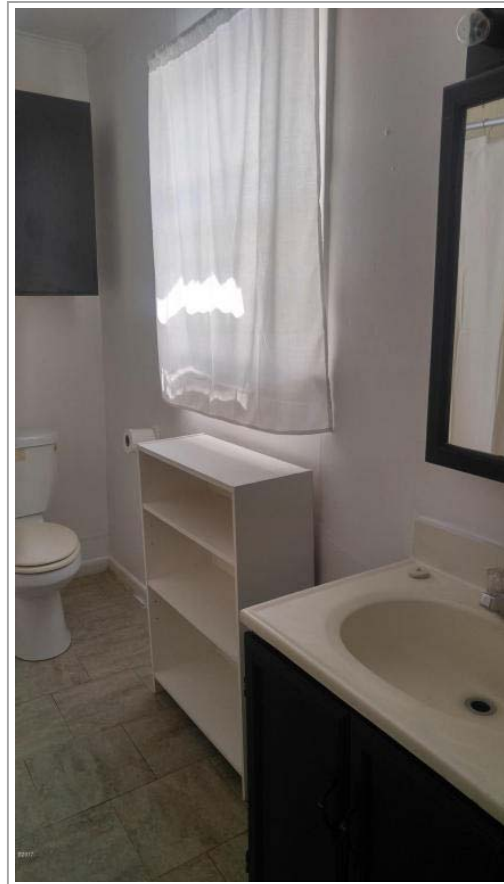
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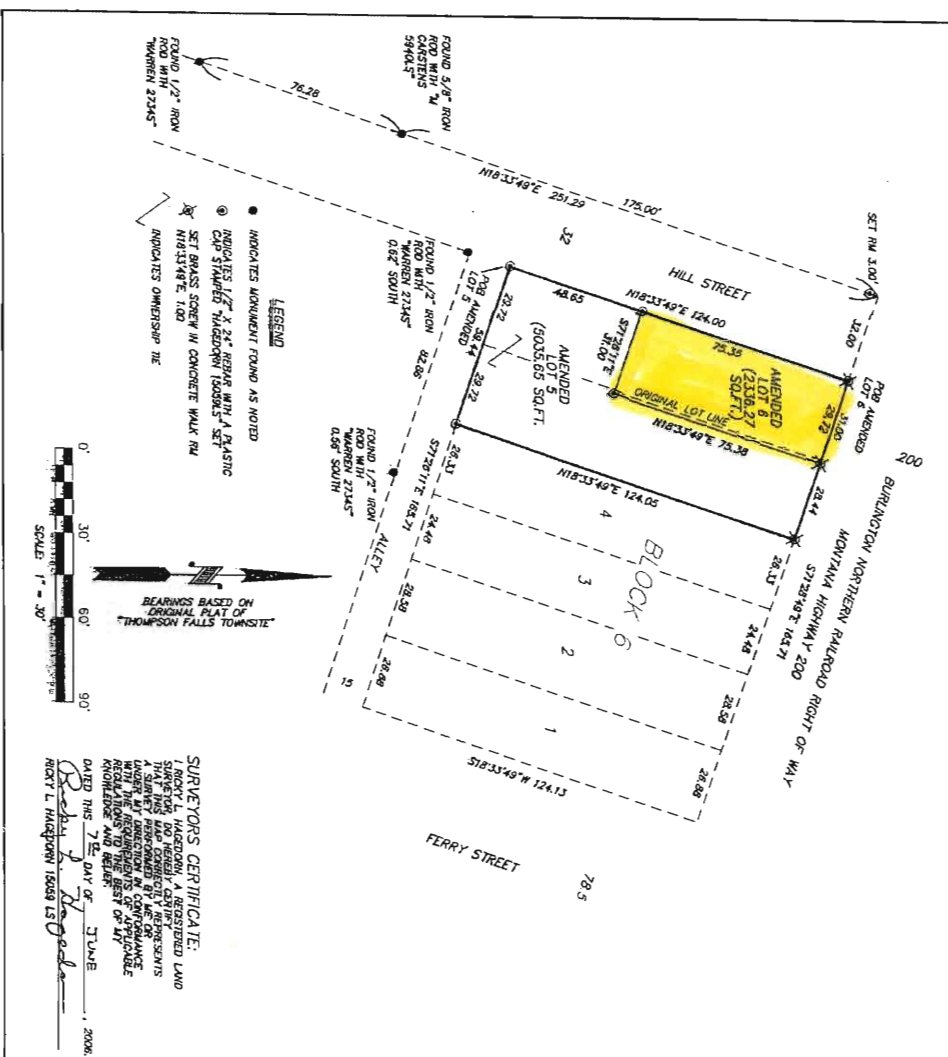
LEGAL DESCRIPTION:

AMENDED LOT 5, PART OF LOTS 3 AND 6 OF BLOCK 6 OF THOMPSON FALLS TOWNSHIP IN SECTION 8, T21N, R29W, M.P.M., CITY OF THOMPSON FALLS, SANDERS COUNTY, MONTANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE STRAIGHT ALONG THE SOUTH LINE OF SAID LOT 6 AND SAID LOT 5, THENCE STRAIGHT ALONG THE SOUTH LINE OF SAID LOT 5, THENCE STRAIGHT ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 124.00 FEET TO THE NORTHWEST CORNER HEREOF; THENCE STRAIGHT ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 75.35 FEET TO THE WEST LINE OF SAID LOT 6; THENCE STRAIGHT ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3120.72 SQUARE FEET, EXCEPTS AND RESTRICTIONS OF RECORD, CONTAINING 2120.72 SQUARE FEET.

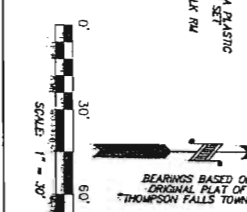
AMENDED LOT 6, PART OF LOTS 3 AND 6 OF BLOCK 6 OF THOMPSON FALLS TOWNSHIP IN SECTION 8, T21N, R29W, M.P.M., CITY OF THOMPSON FALLS, SANDERS COUNTY, MONTANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6 AND SAID LOT 5, A DISTANCE OF 110.00 FEET TO THE WEST LINE OF SAID LOT 6; THENCE STRAIGHT ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2120.72 SQUARE FEET, EXCEPTS AND RESTRICTIONS OF RECORD, CONTAINING 2120.72 SQUARE FEET.



LEGEND

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES 1/2" X 24" REBAR WITH A PLASTIC CAP STAMPED 'HAGEDORN 1509815' SET
- ✕ SET BRASS SCREW IN CONCRETE WALK RM
- ✕ INDICATES OWNERSHIP TO



SURVEYORS CERTIFICATE:

I, ROCKY L. HAGEDORN, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEYING AND MEASUREMENTS HEREON WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE PROVISIONS OF THE MONTANA LAND SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING AND MEASUREMENTS.

DATED THIS 7TH DAY OF JUNE, 2006.

Rocky L. Hagedorn

ROCKY L. HAGEDORN 1509815



AMENDED PLAT OF LOT 5 AND 6 OF BLOCK 6 OF THOMPSON FALLS TOWNSHIP

A SUBDIVISION IN SECTION 8, T.21N., R.29W., M.P.M., CITY OF THOMPSON FALLS, SANDERS COUNTY, MONTANA

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE OWNER

OWNERS CERTIFICATE AND PURPOSE OF SURVEY:

WE, THE UNDERSIGNED PROPERTY OWNERS, DO HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO RELOCATE THE COMMON BOUNDARY LINES BETWEEN THE LOTS WITHIN A PLATTED SUBDIVISION AND THE ADJACENT LOTS. THIS DIVISION IS HEREBY EXEMPT FROM REVIEW AS A PLATTED SUBDIVISION UNDER SECTION 17-2-201, M.C.A. AND THE CONVEYANCE OF SAID LOTS DOES NOT REQUIRE A PLATTED SUBDIVISION REVIEW UNDER THE PROVISIONS OF SECTION 17-2-201, M.C.A. WE ALSO HEREBY CERTIFY THAT THE SURVEYING AND MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MONTANA LAND SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING AND MEASUREMENTS. WE HEREBY CERTIFY THAT THE SURVEYING AND MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MONTANA LAND SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING AND MEASUREMENTS. WE HEREBY CERTIFY THAT THE SURVEYING AND MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MONTANA LAND SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING AND MEASUREMENTS. WE HEREBY CERTIFY THAT THE SURVEYING AND MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MONTANA LAND SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING AND MEASUREMENTS.

DATED THIS 12TH DAY OF JUNE, 2006

Robert A. Hagedorn
OWNER (PRINT NAME)

Robert A. Hagedorn
OWNER (SIGNATURE)

DATED THIS 12TH DAY OF JUNE, 2006

Robert A. Hagedorn
OWNER (SIGNATURE)

SUBSCRIBED AND SWORN BEFORE ME this 12TH day of June, 2006, at Thompson Falls, Sanders County, Montana, by me, Notary Public for the State of Montana, residing at Thompson Falls, Sanders County, Montana, in presence of Robert A. Hagedorn, and I have certified a true and correct copy of this instrument to the parties thereto.

DATED THIS 12TH DAY OF JUNE, 2006

Ann Hagedorn
SANDERS COUNTY NOTARY



CERTIFICATE OF COUNTY TREASURER:

I HEREBY CERTIFY, PURSUANT TO SECTION 7-1-3-1(1)(1)(A), M.C.A. THAT ALL REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LAND DESCRIBED HEREON AND ENCUMBERED BY THE PROPOSED BORDMANT RELIANTSHIP HAS BEEN PAID.

DATED THIS 13TH DAY OF JUNE, 2006

Ann Hagedorn
SANDERS COUNTY NOTARY

CERTIFICATE OF LAND SERVICES:

APPROVED THIS 13TH DAY OF JUNE, 2006

David M. Miller
SANDERS COUNTY LAND SERVICES

CERTIFICATE OF SURVEY NO. 2672

CERTIFICATE OF CLERK & RECORDER:

STATE OF MONTANA SANDERS COUNTY

CLERK OF COUNTY CLERK AND RECORDER

BY *David M. Miller*

REC'D 16:40

TRU MADISON, 1617/1618 MADISON, S.W. P.O. BOX 2800, 59714

HAGEDORN INC.
Professional Land Surveyors

P.O. BOX 2480, THOMPSON FALLS, MT 59873
PH: (406) 827-5400 FAX 827-5401

| | | |
|-------------------|----------------|----------------|
| DATE: 04-18-06 | DATE: 04-18-06 | DATE: 04-18-06 |
| DRAWN BY: RAH/BBR | CHECKED BY: | DATE: 04-18-06 |
| CALC BY: RAH | DATE: 04-18-06 | DATE: 04-18-06 |
| SHEET 1 OF 1 | | |