MLS #21608120

Nhn Twin Lakes Road, Thompson Falls, 59873

$219,000

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

Remarks: 160+ remote acres just a hop, skip and a jump from Lower Thompson Lake and 70,000 acres of the recreational paradise of the Thompson River drainage. If fishing, hiking, hunting, water recreating and peace are what you seek, this may just be the place for you. The land has nice road systems through it, views from the upper levels and Boiling Springs Creek through the lower corner. Almost every fish in Northwest Montana can be found in the Thompson Lakes, including Rainbow, Largemouth Bass, Kokanee, Yellow Perch and Northern Pike. 45 miles from Kalispell or Libby, Montana. Not too far from road maintenance.

Status: Active
Short Sale: No
State: Montana
Documents on File: Deed, Restriction, Legal Description, Topography Map
Legal: SW1/4 of Section 14, T26N, R27W, MPM
Taxes: 1.00
FLOOD PLAIN: Partial
Acres (lot size): 160.00
Road Frontage: Seasonal Access
Road Surface: Unimproved
Utilities: None
Waterfront: Stream/Creek(s)
Views: Lake, Mountains, Trees
Adjacent Owners: Plum Creek
Directions: From Happy's Inn on HWY 2, SE on HWY 2 3.2 miles, R on ACM Road 3.9 miles, Sharp R on Twin Lakes road up hill, .6 miles, L on teensy road to gate. I have a key, call me. The property doesn't start yet.
Zoning: None
Trees: Meadow/Tree Mix

Listing Agent: Tina Morkert, Listing Office: Realty Northwest, 1013 Main St, P O Box 1805, Thompson Falls, MT 59873
Spring Buck - Parcel Map
Parcel # 30089Hb108
Sanders County, MT - approx. 160 acres +/-

The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller’s inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability.

12/19/2014
Spring Buck - Photo Map
Parcel #30089Hb108
Sanders County, MT - approx. 160 acres +/-

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EXHIBIT “C” to the Deed

That portion of the Property which contains fish-bearing streams will be subject to the following restrictive covenants:

(i) The portion of the Property which is affected by these restrictive covenants (the “Restricted Zone”) is described as an area that includes the Federal Emergency Management Agency (“FEMA”) 100-year floodplain if mapped as the date hereof along with an additional area 50 feet in width, slope distance, on each side of the FEMA 100-year floodplain. When no FEMA floodplain is mapped, the Restricted Zone will apply within a zone of 75 feet wide, slope distance on each side of the stream measured from the ordinary high water mark of the stream. Where the slope of the Restricted Zone is greater than 35 percent, the distance will be extended to 100 feet or to the edge of a flat bench of 15 percent slope, whichever is less. The area shall be extended to include any associated wetlands.

(ii) Within the Restricted Zone, the following restrictions shall apply:

A. No buildings shall be constructed within the Restricted Zone.

B. No new roads shall be constructed within the Restricted Zone except where such construction is necessary to obtain access or to cross a stream or wetland. All new road construction shall be in compliance with forestry road Best Management Practices then in effect to minimize the delivery of sediment to streams.

C. No gravel pits shall be developed within the Restricted Zone.

D. The amount of impervious surface area (such as paving) shall not exceed ten percent (10%) of the total land area within the Restricted Zone.

E. No timber shall be harvested within the Restricted Zone. Shrubs and submerchantable trees must be protected and retained in the Restricted Zone to the extent practical.

F. Cultivated areas such as lawns, gardens and pastures shall not exceed twenty-five percent (25%) of the total area within the Restricted Zone. Lawns may not be created within the mapped 100-year floodplain.

G. Broadcast burning within the Restricted Zone is prohibited.

H. The handling, storage, application, or disposal of hazardous or toxic materials within the Restricted Zone in a manner that pollutes streams, lakes or wetlands or that may cause damage or injury to humans, land, animals or plants is prohibited.
I. Any application of herbicides, pesticides, or fertilizers within the Restricted Zone must be done in a manner that such materials are not introduced into streams, lakes, wetlands, or other bodies of water through surface runoff or subsurface flow.

J. Development of private ponds for fish stocking is prohibited within the Restricted Zone.

(iii) In addition to the provisions set forth above to be applied within the Restricted Zone, any drain field for a septic system installed on the Property adjacent to the Restricted Zone shall be a minimum of 200 feet, slope distance, from a stream, and shall otherwise comply with all applicable sanitation standards; provided, however, that if an alternative can be developed and approved by the appropriate department of health or sanitation that is a lower-risk alternative for stream pollution, then the lower risk alternative may be used.