

REALTY NORTHWEST

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

\$85,000

MLS #21610734

Nhn Fatman, Heron, 59844



Contact: Lisa Hampton at (406) 396-2527 or lisa@realty-northwest.com

Remarks: Spectacular Mountain, Reservoir and Valley views from this remote 20 plus acre timbered piece of paradise. Located outside the town of Heron and down the road from National Forest Service. A great place to recreate, hunt and fish. This property is home to an abundance of wildlife including Elk, Deer, Bear and Turkey. Make this your getaway retreat or off grid home site. Owner financing considered. Call Lisa Hampton or your real estate professional.

Status: Active

Taxes: 73.63

Views: Lake,Mountains,Valley

Short Sale: No

FLOOD PLAIN: Unknown

Adjacent Owners: Private

State: Montana

Acres (lot size): 20.38

Directions: Hwy 200 West from Thompson Falls, Approx. 50 miles to Blue Creek Rd. go left to Fatman Rd. go right, look for sign.

Documents on File: Area Well Depths,Directional Map,Plat Map/Survey,Sellers Disclosure

Road Frontage: County Road

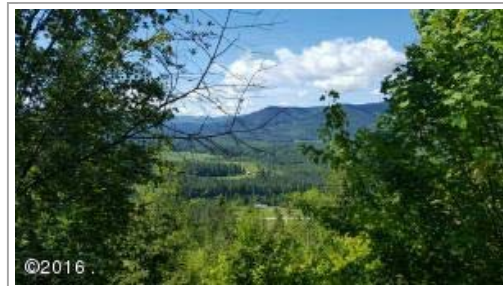
Zoning: No

Legal: 20.38+ - acres located in Sec20/T27N/R34W P.M.M. COS 2268.

Road Surface: Gravel

Trees: Partly Wooded

Listing Agent: Lisa Hampton, **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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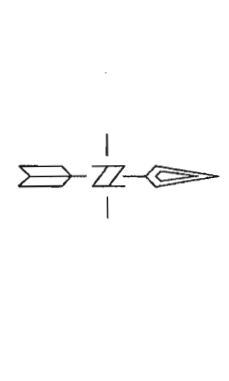
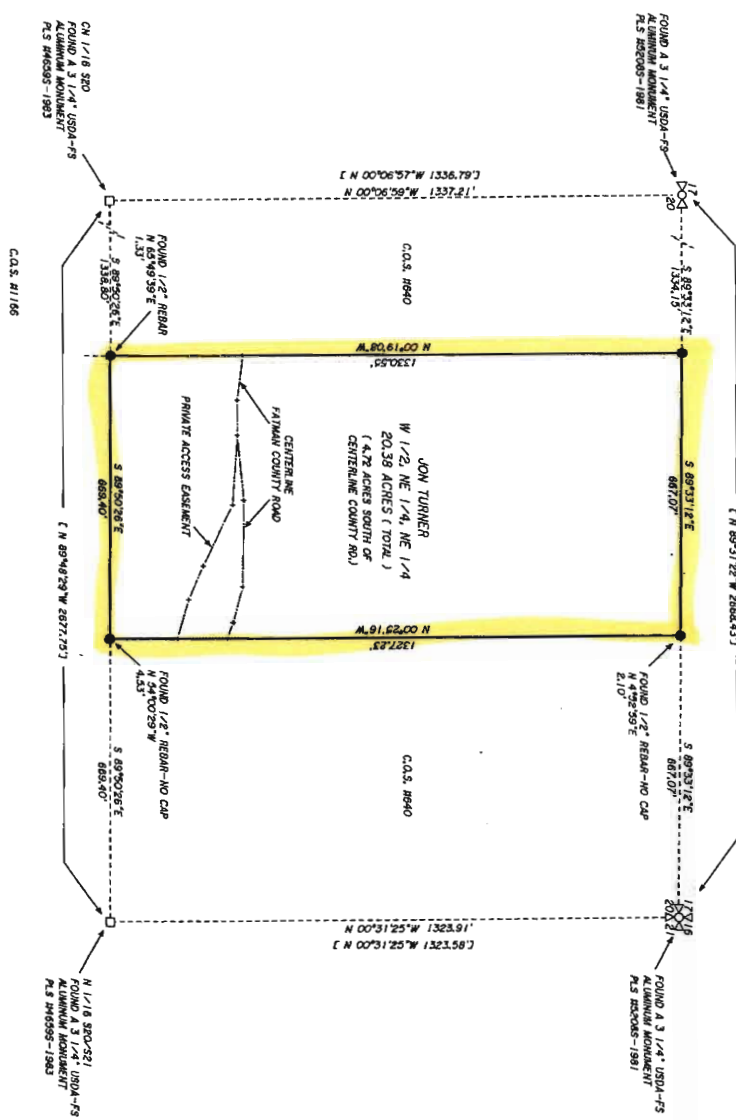
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CERTIFICATE OF SURVEY

OF THE WEST ONE HALF, OF THE NORTHEAST ONE QUARTER,
NORTHEAST ONE QUARTER OF SECTION 20, TOWNSHIP 27 NORTH,
RANGE 34 WEST, P.M.M., SANDERS COUNTY, MONTANA



LEGEND

- Section and One Quarter Corners as noted.
- Found One Sixteenth Corners as noted.
- 5/8" 5/8 rebar with yellow cap - 10686 LS
- Boundary of surveyed parcel
- Centerline County Road and access easements
- J Record measurements C.O.S.-R640

BASIS OF BEARING
Certificate of Survey No. 640 from the NE corner of Section 20 to the North One Sixteenth corner of Sections 20 and 21.

SURVEYED FOR:
Jon Turner
321 Valley Grove
Bozeman, Montana 59718

PURPOSE OF SURVEY
To define the boundaries of an existing parcel of land. No division of land is hereby created.
Section 76-3-404 M.C.A.



SURVEYORS CERTIFICATE
I, ROBERT C. LAMBURTH, DO HEREBY CERTIFY THAT THIS CERTIFICATE OF SURVEY HAS BEEN APPROVED IN CONFORMANCE WITH THE MONTANA SUBDIVISION AND PLATTING ACT (SECTIONS 76-3-101 THROUGH 76-3-109) AND THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE SURVEY MADE BY ME.
ROBERT C. LAMBURTH, DEED NO. 10686 LS

CERTIFICATE OF SURVEY APPROVAL
EXAMINED AND APPROVED FOR SANDERS CO. THIS 25 DAY OF March, 2002.
SANDERS COUNTY PLANNER

CERTIFICATE OF SURVEY APPROVAL
EXAMINED AND APPROVED FOR SANDERS CO. THIS 25 DAY OF March, 2002.
SANDERS COUNTY EXAMINING SURVEYOR

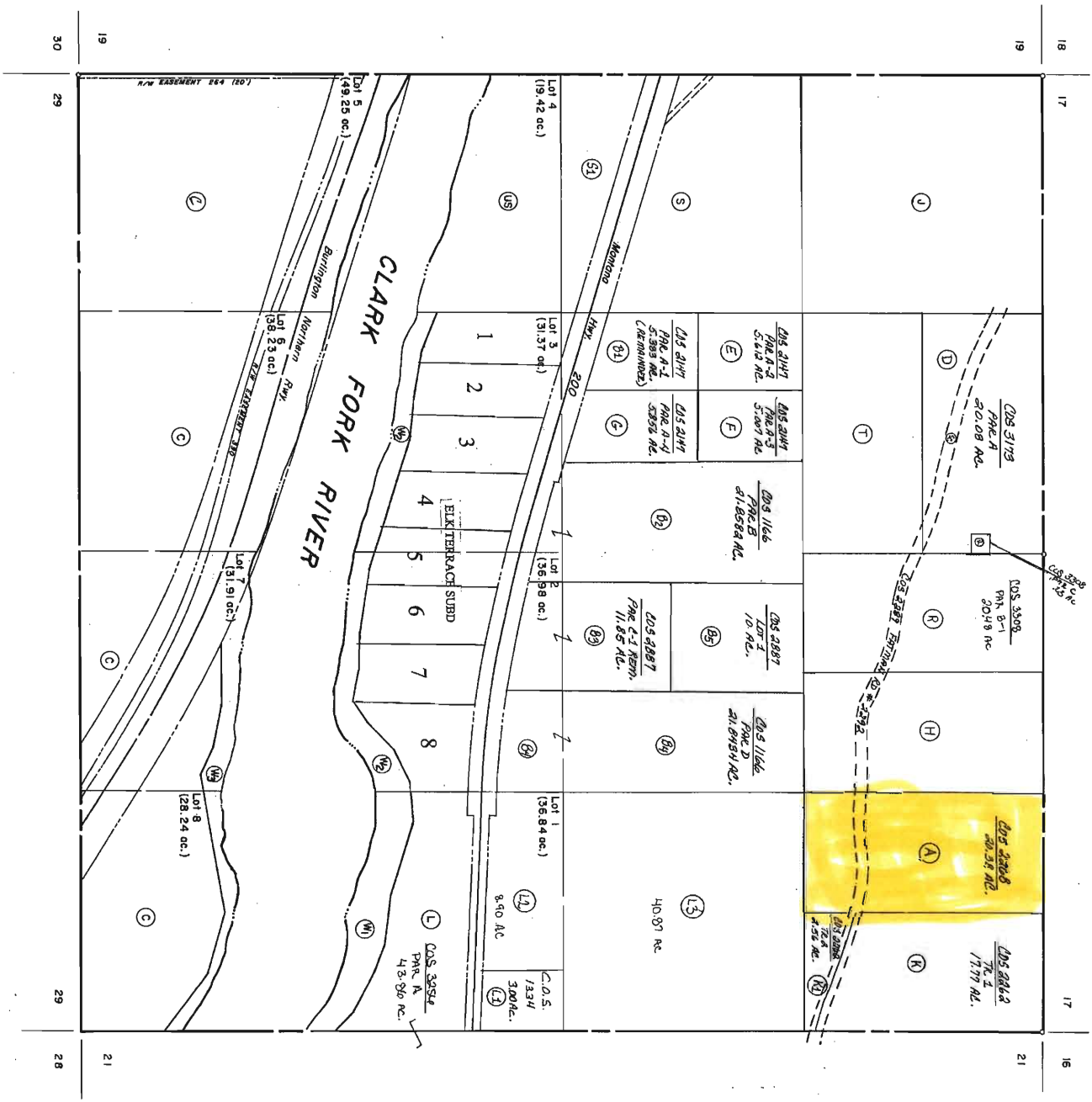
CLERK AND RECORDERS CERTIFICATE
FILED FOR RECORD IN VOL. 1325 OF PAGE 2108 & RECORDED IN VOL. 1325 OF PAGE 2108 & RECORDED IN COUNTY DEPUTY FEE \$600

ROBERT C. LAMBURTH AND ASSOCIATES
PROFESSIONAL LAND SURVEYORS
P.O. BOX 291
CLARK FORK, ID. 83811
208-466-1328

Project No. 05006 Surveyed May 2002
Drawn by RCL

SANDERS COUNTY TRACT BOOK

SECTION 20 TOWNSHIP 27 N, RANGE 34 W, P.M.M.







Menus: | [Main](#) | [SWL](#) | [GWCP](#) | [Projects](#) | [Coal](#) | [Coal Quality](#) | [Geothermal](#)

GWIC Data > Well Construction Data > Township: 27N Range: 34W Sec: 20

The following data were returned from the GWIC databases for the area you requested. For a more detailed description of the data view the [GWIC Metadata report](#). If you notice data entry errors or have questions please let us know by sending us an Email at GWIC@mtech.edu. If you wish to view a one page report for a particular site, click the hyperlinked **Gwic Id** for that well. Scroll to the right of your screen to view all the data. All data displayed on the screen may not show up when printed.

Retrieval Statistics*			
Field	Max	Min	Avg
Total Depth (ft)	405.00	100.00	241.57
Static Water Level (ft)	278.00	72.00	123.57
Yield (gpm)	20.00	2.00	12.38

* These statistics do not take any geographic, topographic, or geologic factors into consideration. Negative swl values are reported for water levels that are above land surface.

Did you know about...

Other GWIC data

Thanks, Just take me back to the menu.

Other MBMG data

**MBMG has 381 publications available for LINCOLN county.
 MBMG has 385 publications available for SANDERS county.
 MBMG has 9 abandoned mine record(s) for this request area.**

Gwic Id	PDF	DNRC WR	Site Name	Tw	Rng	Sec	Q Sec	Ver?	Type	Td	Swl	Pwl	Rwl	Yield	Test	Date	Use
257791			WELCHER ALICIA & CHRISTOPHER	27N	34W	20		No	WELL	160.00	130.00		130.00	20.00	AIR	8/31/2010	DOMESTIC
287054			WILLIAMS, CLARK	27N	34W	20	BBBB	No	WELL		78.00		78.00	10.00	PUMP		DOMESTIC
143307			ROYLANCE BILL	27N	34W	20	CA	No	WELL	100.00	72.00	72.00		20.00	PUMP	5/31/1994	DOMESTIC
256585			LINZMAIER, PETER	27N	34W	20	DA	No	WELL	320.00				2.00	AIR	6/9/2010	DOMESTIC
152909			BUSH JACK	27N	34W	20	DB	No	WELL	184.00	95.00			10.00	AIR	11/14/1995	DOMESTIC
143308			IDA INC	27N	34W	20	DB	No	WELL	405.00	90.00	390.00		7.00	AIR	6/20/1994	DOMESTIC
143309			LANCE, BILL ROY	27N	34W	20	DB	No	WELL	300.00	278.00	278.00		20.00	BAILER	5/25/1994	DOMESTIC
160646			WIERENGA DAVID	27N	34W	20	DB	No	WELL	222.00	122.00			10.00	AIR	4/23/1996	DOMESTIC

End of Report.
 8 record(s) listed.

Items of Note:

¹This report is restricted to site types of **WELL, BOREHOLE, SPRING, COAL BED METHANE WELL, PETWELL, PIEZOMETER.**

²A single well record (a distinct GWIC Id) may be represented by more than one line in this report if more than one performance test was conducted on the well at the time of drilling.

Explanation of Columns:

GWIC Id = Key field for the GWIC database. Links to one page reports.

PDF = Are scanned documents available through the Document Manager?

- = Yes, click on the icon to download the PDF file.
- = No, well was submitted electronically. No paper record exists.
- = No, record does have a known well log but it is not scanned yet.
- = No, record may or may not have a document to scan. Metadata is unclear.
- = No, record was created from a source other than a well log. No paper record exists.

DNRC WR = Water right number assigned to this site by Department of Natural Resources and Conservation.

Site Name = Current owner name assigned to GWIC record.

Location = Location of site in Montana township, range, section, and quarter-section coordinates.

Ver? = Has this location been verified by field staff?

Type = Type of site assigned to GWIC record.

Td = Total depth of well in feet below ground.

Swl = Static water level in feet above/below ground - Negative values are reported for water levels that are above land surface.

YOUR TRIP TO:



[1 - 199] Fatman Rd

56 MIN | 50.1 MI

Trip time based on traffic conditions as of 2:35 PM on September 27, 2016. Current Traffic: Light

- 1. Start out going **west** on Main St/MT-200 toward Jefferson St. Continue to follow MT-200.
Then 49.30 miles 49.30 total miles
- 2. Turn **right** onto Blue Creek Rd.
If you reach Ball Ln you've gone about 1.2 miles too far.
Then 0.39 miles 49.70 total miles
- 3. Take the 1st **right** onto Fatman Rd.
If you reach Blue Creek Bay Dr you've gone a little too far.
Then 0.43 miles 50.13 total miles
- 4. [1 - 199] Fatman Rd, [1 - 199] FATMAN RD.
If you reach Hillside Ln you've gone about 0.4 miles too far.

Use of directions and maps is subject to our [Terms of Use](#). We don't guarantee accuracy, route conditions or usability. You assume all risk of use.

