

MONTANA INC.

NORTHWESTERN MONTANA REAL ESTATE

\$625,000

25 Big Horn Lane
Noxon, Mt. 59853



Elegant custom home on 5 acres with over 290' of pristine Bull River.

National Forest border to the south. Over 3,000 sq.ft 2 bed/2.5 bath home with breathtaking views of Bull River, Berray Mtn and Cabinet Mountain Wilderness. Extensive, gorgeous landscaping. Trex deck, garden shed, cherry cabinets, Rumford style fireplace, 2 hot water heaters, and much, much more.

Please call listing agent for MORE details

MLS# 22008420

Call Cory for more details

1021 Mt. Hwy 200

Noxon, Mt. 59853

Cory 406 529-5995

405 847-2557

Montanainc.com

montanainc@blackfoot.net



25 Big Horn Lane, Noxon, MT 59853

MLS #22008420

Elegant custom home on 5 acres in the Bull River valley with over 290 feet of the pristine Bull River as a border to the north, National Forest border to the south. Over 3,000 s.f. 2 bedroom/2.5 bath home with breathtaking views of the Bull River, Berray Mountain, and Cabinet Mountain Wilderness. The yard is landscaped with plants, bushes, trees, and foliage and a pond both inside and outside of the house, Trex deck, garden shed, cherry cabinets, Rumford style fireplace, 2 hot water heaters, and much more. Please call listing agent for MORE details.

Reports

Property Type	Residential	Listing Office	Montana Inc Real Estate License #:
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Days On Market	6
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Contract Data

Property Sub-Type	Single Family Residence	Listing Date	06/11/2020
List Price	625,000	Sellers Preferred Title Company	Clark Fork Title
Agent Owned	No	List Price/SqFt	202.72
REO/Bank Owned	No		

Sold Data

Status	Active	Potential Short Sale	No
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General Property Description

Fin. Sq. Ft. Est.	Over 3000	Total Sq. Ft.	3,083
Finished Sq Ft Basement (B)	0	Total Sq Ft Basement (B)	0
Sq Ft Main Level (M)	3,083	Sq Ft 2nd Level (2)	0
Sq Ft 3rd Level (3)	0	Sq Ft Main Dwelling	3,083
Sq. Ft. Source	Public Records	Year Built	2000
Remodel/Updates	Not Updated	Style	Ranch
Lot Size Estimate	5.0-10.0	Lot Acres	5
Lot SqFt	217,800	Total Bedrooms	2
Total Bathrooms	2	Total Full Baths	2
Total 3/4 Baths	0	Total Half Baths	1
Garage Type	Attached	Garage Stall	2
Waterfront	Navigable	Waterfront Name	Bull River
Waterfront Footage	290	HOA	None

Legal and Taxes

Covenant	No	Zoning	None
Taxes	3,089.10	Tax Year	2020
Assessor Number	0000016493	Legal	S12,T27N,R33W, PAR B, COS 955 IN NESW PLAT W, 5 ACRES.

School District	District No. 10
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Location

County	Sanders	Directions	Approximately 7 miles north on highway 56 to Bighorn Lane. At the bottom of the hill take a right at the split in the road. Property is the 1st house on the left.
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Geocode	35382012301100000
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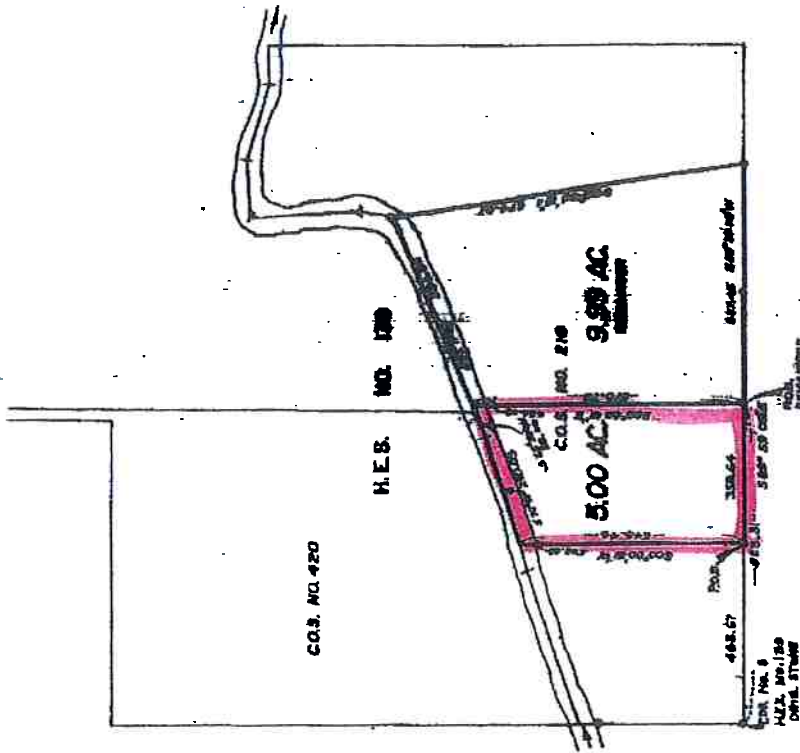
Details

Basement:	Crawl Space	Heating Type:	Forced Air
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Terms Of Sale:	Cash; Conventional; FHA; VA	Roof:	Metal
Possession:	Closing	Foundation:	Poured Concrete
Utilities:	Electric; Internet; Septic System; Telephone	App./Equip. Included:	Auto Gar. Door Opener; Dishwasher; Dryer; Range; Refrigerator; Washer
Road Surface:	Gravel	Interior Features:	Fireplace; Smoke Detector; Utilities Main Floor; Vaulted Ceilings; Other(1): 2 hot water heaters; Other(2): indoor pond; Other(3): Culligan water filte
Road Frontage:	Forest Service; Private	Exterior Features:	Deck; Landscaped
Views:	Meadow(s); Mountains; River/Stream/Creek; Trees; Valley	Outbuildings:	Shed(s)
Surface Water:	Pond(s); River	Fencing:	Partial
Terrain:	Level; Sloped	Trees:	Partly Wooded
Construction:	Site Built; Wood/Frame	Adjacent Owners:	Forest Service; Private
Siding:	Masonite	How To Show:	Sign On Property
Fuel Source:	Propane; Wood		

All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2020 Montana Regional MLS, LLC and FBS. All Rights Reserved. Prepared by Cory Shoemaker on Wednesday, June 17, 2020 10:55 AM.

CERTIFICATE OF SURVEY



LEGAL DESCRIPTIONS

A PARCEL OF LAND BEING PART OF HERRICK SURVEY NO. 29 IN SECTION 14, T21N, R21W, NE 1/4, DESCRIBED AS FOLLOWS:
 COMMENCING AT CORNER NO. 1 OF SEC. 18, THENCE S87°15'15\"

...CONTAINING 9.99 ACRES.
 A PARCEL OF LAND BEING PART OF HERRICK SURVEY NO. 29 IN SECTION 14, T21N, R21W, NE 1/4, DESCRIBED AS FOLLOWS:
 COMMENCING AT CORNER NO. 2 OF SEC. 18, THENCE S87°15'15\"

PURPOSE OF SURVEY

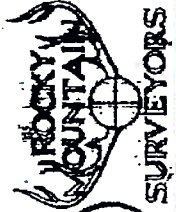
WE HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY OF LAND IS TO ESTABLISH BOUNDARIES AND CORNER MARKS FOR THE PARCELS DESCRIBED IN THE LEGAL DESCRIPTIONS AND TO CORRECT THE RECORDS THEREON.

EXECUTED AND SIGNED BEFORE ME THIS 14th DAY OF July 1989
 My Comm. Expires 11-1-91
 SANDERS COUNTY SURVEYORS

SURVEY PREPARED AT THE REQUEST OF
 MEX WHITE

1/4	SEC.	T.	R.
1	18	21N	21W
2			
3			
4			

CERTIFICATE OF SURVEY
 DATE OF SURVEY: 5-14-89
 TIME: 10:00 AM



CERTIFICATE OF INSTRUMENT
 I, the undersigned, being duly sworn, do hereby certify that the foregoing is a true and correct copy of the original instrument as recorded in the office of the County Clerk of Sanders County, Oregon, on this 14th day of July, 1989.

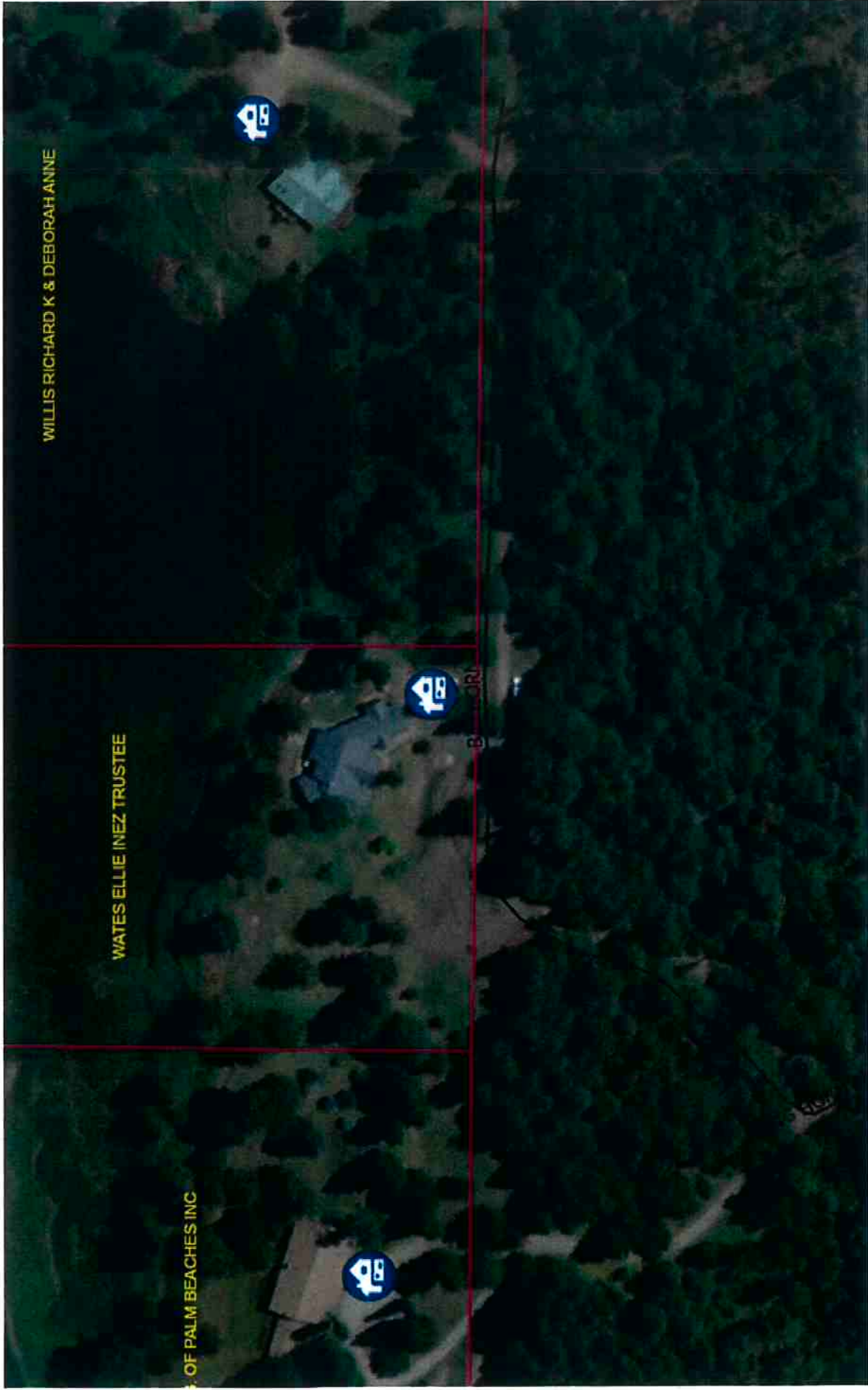


LEGEND

- 1. 1/4 SECTION OF LAND
- 2. 1/2 SECTION OF LAND

CERTIFICATE OF SURVEY
 SURVEY NO. 257

SANDERS COUNTY
 OREGON



WILLIS RICHARD K & DEBORAH ANNE

WATES ELLIE INEZ TRUSTEE

OF PALM BEACHES INC



2019 REAL Property Tax Statement

Sanders County Treasurer

Nichol Scribner

Po Box 519

Thompson Falls, MT 59873

10/18/19

Tax Payer	Property Description
WATES ELLIE INEZ TRUSTEE 25 BIG HORN LN NOXON MT 59853-9729	Twn/Rng/Sec 27 /33 /12 PAR B, COS 955 IN NESW, PLAT W, 5 ACRES ELLIE INEZ WATES TRUST

Tax Payer 16493
School District 10M NOXON RURAL
Taxable Value 6,391
Geo Code 3820-12-3-01-10-0000

Tax Description	1st Half	2nd Half	Total Tax	% of Tax	Tax Amount	Mill Levy
LAND	227.56	227.55	455.11			
BLDS & IMPROVEMENTS	1,202.44	1,202.43	2,404.87			
SOLID WASTE	80.00	80.00	160.00			
STATE FIRE PROTECTION	22.65	22.65	45.30			
GREEN MOUNTAIN SOIL	4.41	4.41	8.82			
WESTERN SANDERS COUNTY T	7.50	7.50	15.00			
1st Half Due (11/30/19)	1,544.56					
2nd Half Due (05/31/20)		1,544.54				
Total Bill			3,089.10			
<p>***PAY ONLINE*** AT: http://co.sanders.mt.us/ There is a 3% CONVENIENCE FEE to pay by credit card.</p> <p>TREASURER'S PHONE 406-827-6922</p> <p>THIS PROPERTY MAY QUALIFY FOR A PROPERTY TAX ASSISTANCE PROGRAM. Please see the back of this statement for more information.</p> <p>*** Tax Information sent to mortgage company. ***</p> <p>Receipt Validation for 1st Half: 1,544.56 Penalty: Interest: Total:</p> <p>Receipt Validation for 2nd Half: 1,544.54 Penalty: Interest: Total:</p>						
STATE SCHOOL LEVY				19.66 %	\$607.14	95.000
DISTRICT SCHOOL LEVY				22.60 %	\$698.15	109.240
STATE LEVY - UNIVERSI				1.24 %	\$38.35	6.000
COUNTYWIDE EDUCATION				7.31 %	\$225.99	35.360
Total School				50.81 %	\$1,569.63	245.600
County						
GENERAL FUND				7.95 %	\$245.61	38.430
ROAD FUND				4.34 %	\$134.15	20.990
BRIDGE FUND				0.36 %	\$11.18	1.750
WEED CONTROL				0.41 %	\$12.78	2.000
COUNTY FAIR				0.62 %	\$19.17	3.000
AIRPORT FUND				0.27 %	\$8.31	1.300
LIBRARY FUND				0.31 %	\$9.59	1.500
COUNTY AMBULANCE				1.24 %	\$38.35	6.000
SENIOR CITIZENS - LEV				1.12 %	\$34.45	5.390
PUBLIC SAFETY (LAW EN				8.48 %	\$262.03	41.000
SRS PERMISSIVE LEVY				0.14 %	\$4.41	0.690
PERMISSIVE MEDICAL LE				2.61 %	\$80.59	12.610
SEARCH & RESCUE				0.10 %	\$3.20	0.500
OFFICE OF EMERGENCY M				0.12 %	\$3.83	0.600
Total County				28.07 %	\$867.65	135.760
Other State						
FOREST FIRE PROTECTIO				1.47 %	\$45.30	
Total Other Stat				1.47 %	\$45.30	0.000
Other						
NOXON RURAL FIRE				10.84 %	\$334.76	52.380
NOXON-HERON CEMETERY				0.83 %	\$25.56	4.000
NOXON-HERON PUBLIC HO				2.02 %	\$62.38	9.760
GREEN MOUNTAIN CONSER				0.29 %	\$8.82	1.380
Total Other				13.98 %	\$431.52	67.520
Fees						
SOLID WASTE				5.18 %	\$160.00	
WESTERN SANDERS CO TV				0.49 %	\$15.00	
Total Fees				5.67 %	\$175.00	0.000
Total Bill				100.00 %	\$3,089.10	448.880

Total if both halves paid: 3,089.10



Name WATES ELLIE INEZ TRUSTEE
25 BIG HORN LN
16493

Due 1,544.56 11/30/19

Return this stub with payment to:
Sanders County Treasurer
Nichol Scribner
Po Box 519
Thompson Falls, MT 59873

Total if both halves paid: 3,089.10



Name WATES ELLIE INEZ TRUSTEE
25 BIG HORN LN
16493

Due 1,544.54 05/31/20

Return this stub with payment to:
Sanders County Treasurer
Nichol Scribner
Po Box 519
Thompson Falls, MT 59873

STATE OF MONTANA
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O.BOX 201601 HELENA, MONTANA 59620-1601

GENERAL ABSTRACT

Water Right Number: 76N 113059 00 GROUND WATER CERTIFICATE
Version: -- ORIGINAL RIGHT
Version Status: ACTIVE

Owners: WATES, ELLIE INEZ TRUST
3 BIGHORN LN
NOXON, MT 59853

Priority Date: July 31, 2000 at 15:35 PM
Enforceable Priority Date: July 31, 2000 at 15:35 PM

Purpose (use): DOMESTIC

Maximum Flow Rate: 20 GPM

Maximum Volume: 1.63 AC-FT

Source Name: GROUNDWATER
Source Type: GROUNDWATER

Points of Diversion and Means of Diversion:

<u>ID</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1		NESW	12	27N	33W	SANDERS

Period of Diversion: JANUARY 1 to DECEMBER 31

Diversion Means: WELL

Well Depth: 87 FEET

Static Water Level: 32 FEET

Casing Diameter: 6 INCHES

Purpose (use): DOMESTIC

Households: 1

Volume:

Period of Use: JANUARY 1 TO DECEMBER 31

Place of Use: (1 total records)

<u>ID</u>	<u>Acres</u>	<u>Govt Lot</u>	<u>Qtr Sec</u>	<u>Sec</u>	<u>Twp</u>	<u>Rge</u>	<u>County</u>
1			NESW	12	27N	33W	SANDERS

Geocodes/Valid: 35382012301100000 - Y

Remarks:

OWNERSHIP UPDATE RECEIVED

OWNERSHIP UPDATE TYPE 608 # 887 RECEIVED November 1, 2001

BIGHORN LANE ROAD ASSOCIATION

NOXON, MONTANA 59853

LANDOWNERS:

David D. Nye, Bighorn Lodge #15 ~~#2~~ Bighorn Lane
 E. Inez Wates #25 ~~#3~~ Bighorn Lane
 Richard K. Willis and Deborah A. Willis #35 ~~#4~~ Bighorn Lane
 Mark A. Noble and Susan Noble #5 Bighorn Lane

WITNESSETH: That each of the above named land owners have formed the *Bighorn Lane Road Association* consisting of said land owners, and each of them covenants and agrees with every other owner as follows:

1. The parties acknowledge that a portion of the existing roadway servicing the above described properties is located in Section 12, Township 27 North, Range 33 West, Parcels A, B, C, D and the Webley Parcel of 20 acres, and traverses land owned by the United States Forest Service. The parties hereby agree to share the costs and expenses of any maintenance or improvements necessary to maintain that specific portion of said existing roadway, from Montana State Highway 56 to the boundary of the properties designated #2, 3 and 4 Bighorn Lane. Where the forest service road divides, serving #2 Bighorn Lane in a northerly direction, owner of this property shall assume costs for maintenance and repairs from the road divide to the boundary of said property. In the same manner, owners of properties designated #3, 4 & 5 shall equally assume costs for maintenance and repairs from the road divide to the boundary of said properties. Costs for maintenance and repairs of that portion of the forest service road from Route 56 to the "divide" shall be shared equally by all property owners on Bighorn Lane.
2. This Agreement is made for the purpose of maintaining that portion of the existing roadway which traverses the land owned by the United States Forest Service, and the Association shall comply with any and all Forest Service requirements regarding said roadway maintenance and repair in a prompt and efficient manner. Any road work beyond routine annual maintenance and repair must be approved by the United States Forest Service.

Page 2, Bighorn Lane Road Association

- 3. Repairs and maintenance on the roadway shall be required when a decision is reached by 75 percent of land holders bound by this Agreement. The owners of each parcel of land shall be entitled to cast one vote. Pursuant to a decision to repair or maintain, such owners shall initiate the repair or maintenance within 60 days, unless otherwise agreed, with each of those owners having parcels bound by this Agreement bearing equal shares per parcel of the cost and expenses except as noted in Item 2 pertaining to the road "divide".
If the owners of the parcels bound by this Agreement fail to pay their share of the repair and maintenance costs, the other parties shall be entitled to costs, attorney's fees and interest at the highest legal rate, from the day of invoice payment, in the event suit is initiated to enforce this Agreement.
- 4. The initial and continuing contact person representing the herein named road association, in its dealings with the United States Forest Service, is Richard K. Willis of #4 Bighorn Lane, Noxon, Montana 59853. The Association shall immediately notify the United States Forest Service of any change in its representative.
- 5. The Agreement shall be deemed and is intended to run with the land and shall be binding upon the undersigned, their heirs, personal representatives, successors and assigns until such time as said roadway shall be dedicated to and acceptable for use as a public roadway by a government entity.

DATED THIS 23 DAY OF SEPT., 2004.

AGREED:

David D. Nye David D. Nye

E. Inez Wates E. Inez Wates

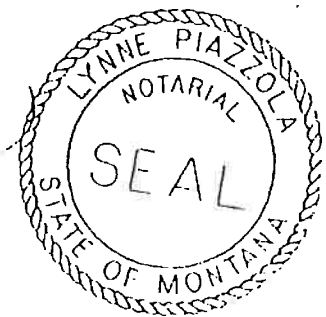
Richard K. Willis Richard K. Willis

Deborah A. Willis Deborah A. Willis

Mark A. Noble Mark A. Noble

Susan Noble Susan Noble

State of Montana
County of Sanders
Notary: Lynne Piazzola (Lynne Piazzola)
Exp. date August 8, 2006



PROPERTY ADDRESS

#125 #3 Bighorn Lane
Noxon, MT 59853

Location: Bull River Valley. Cabinet Mountain Wilderness to the north, National Forest to the south, appx 3/10th mile off State Hwy 56.

Property Size: 5 acres

Access: Driveway off State Route 56, appx 7 ¼ miles north of intersection of State Routes 200 & 56. Part of driveway traverses National Forest until it reaches property address. Excellent gravel base.
All property owners using this access are members of the Bighorn Lane Road Association. Documents available.

Waterfront: North boundry is to center of Bull River, 290.03 ft. of river front.

Built in 2000/01, occupied March 17, 2001.

Style: Modified traditional.

_____ , 450 sq ft garage – 2 door with remote controls, 98 sq ft firewood storage and generator room.
Back deck: 730 sq ft Trex decking. Front porch: 56 sq ft, concrete.

Bedrooms: Master suite with bath, guest suite with bath, office or optional bedroom with half bath.

Bathrooms: 2 ½ as noted above.

Roof: Metal, 29 gauge industrial grade, galvanized charcoal gray

Siding: Wolverine (concrete composite)

Foundation: Concrete with 4 ft ventilated crawl space. Additional foundations under fireplace and indoor fish pool.

Basement: no

Fireplace: yes, raised Rumford style

Electricity: provided by Northern Lights, Inc. (Backup Honda generator wired into system)

Heating: Propane hot air furnace. Propane tank buried.

Page 2, Wates property.

Hot Water Heaters: 2, 50 gallon electric.

Telephone: Blackfoot Telephone Co. Jacks in master and guest suites, kitchen and two lines in office (optional bedroom).

TV: Satellite (DirectV)- hookups in master and guest suites, living room.
Wired for stereo to opposite sides of living room.

Sewage System: Septic – 1000 gallon, primary drain field and replacement drain field.

Outbuildings – garden shed, same siding as house.

Easements: Electric easement to Northern Light, Inc. from property on western side, across this property to property on eastern side.

CCRs: None.

Personal Property: Equipment to convey – washer, electric dryer, dishwasher, stove (with grill and griddle), refrigerator.