

# MONTANA INC.

NORTHWESTERN MONTANA REAL ESTATE

**\$169,000**

10 Clark Fork Road  
Heron, Mt. 59844



**20 ACRES**

**Beautiful acreage in a great location bordering  
Clark Fork Road, Wilson Road and Railroad Avenue.**

**Mixture of timber and open areas.**

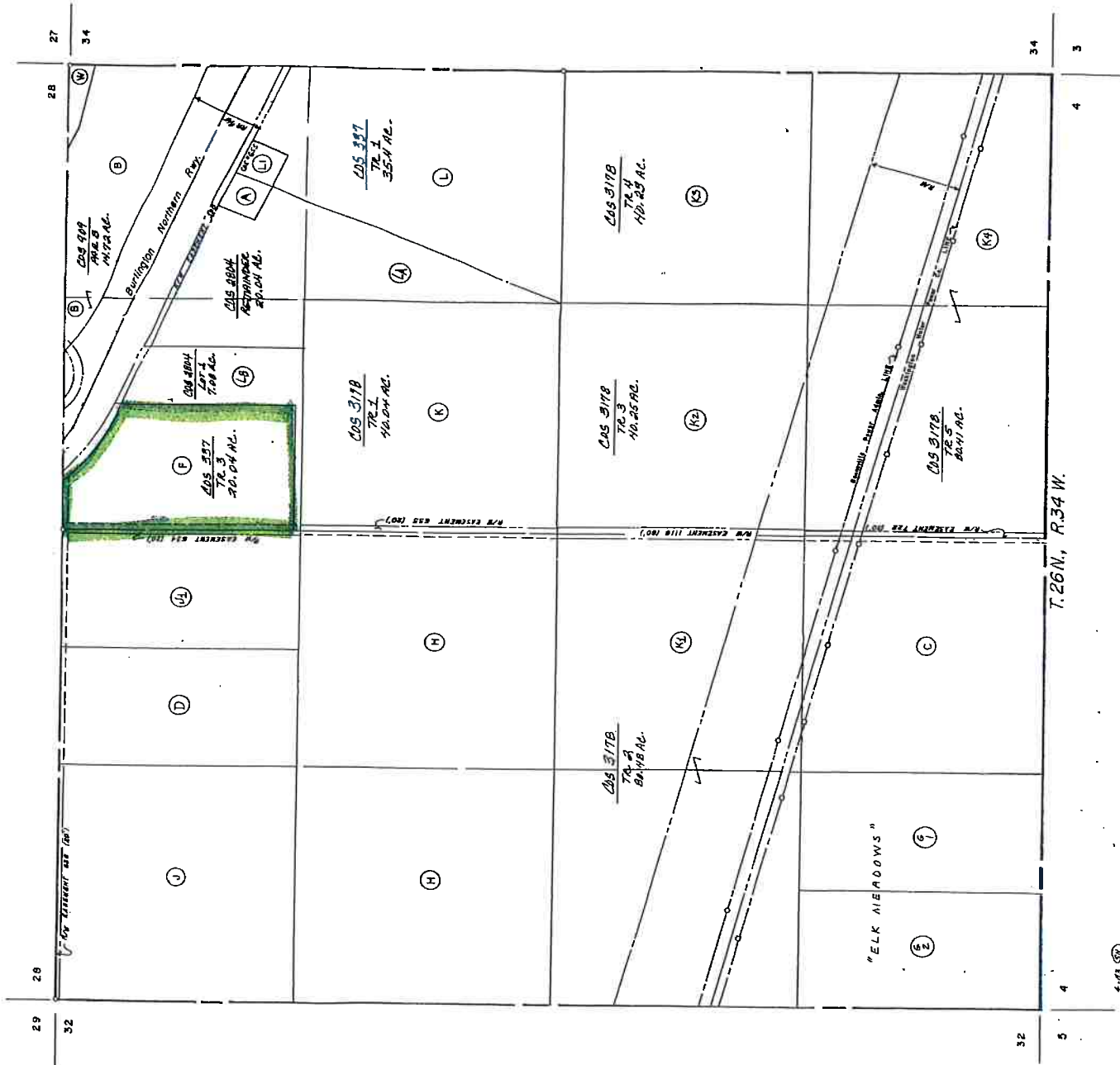
**Awesome views.**

MLS# 22009376  
Call Sis for more details

1021 Mt. Hwy 200  
Noxon, Mt. 59853  
Sis 406 360-6251  
405 847-2557  
Montanainc.com  
montanainc@blackfoot.net

SANDERS COUNTY TRACT BOOK

SECTION 33 TOWNSHIP 27 N., RANGE 34 W., P.M.M.



T.26N., R.34 W.

N.E. COR. SEC. 33  
 2000 CONTIGUOUS ROAD & CROSS FENCE LINE  
 COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 33, T. 27 N., R. 34 W., M.P.M., SANDERS CO., MONT.

**TRACT 3 - PROPERTY DESCRIPTION**

thence S 89° 40' 04" E along the north boundary of said section a distance of 20.0 feet to the true point of beginning;  
 thence S 0° 07' 58" E a distance of 1277.3 feet to an intersection with an existing fence line;  
 thence S 89° 31' 28" E along said fence line a distance of 712.0 feet;  
 thence North a distance of 1006.2 feet to an intersection with the southwesterly right of way line of the Burlington Northern Railroad, being a point on a 2° 30' curve whose radius is 2492.0 feet;  
 thence northwesterly along the arc of said curved boundary a distance of 670.0 feet to an intersection with the aforesaid north boundary of Sec. 33;  
 thence N 89° 40' 04" W along said boundary a distance of 441.5 feet to the true point of beginning.

**TRACT 1 - PROPERTY DESCRIPTION**

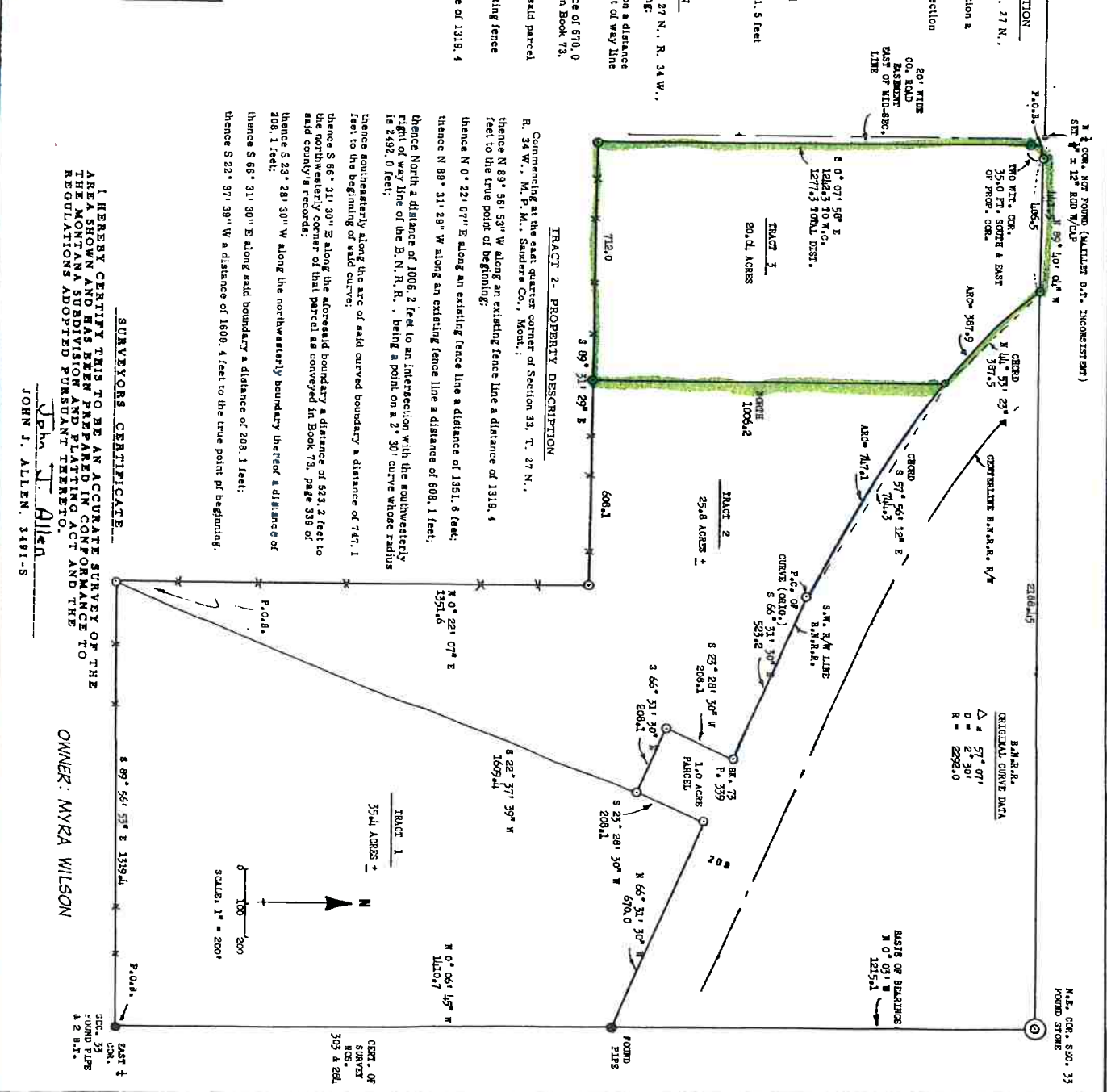
Commencing at the east quarter corner of Section 33, T. 27 N., R. 34 W., M.P.M., Sanders Co., Mont. and the true point of beginning;  
 thence N 0° 06' 45" W along the east boundary of said section a distance of 1410.7 feet to an intersection with the southwesterly right of way line of the Burlington Northern Railroad;  
 thence N 66° 31' 30" W along said right of way line a distance of 670.0 feet to the northwesterly corner of that parcel as conveyed in Book 73, Page 339 of said county's records;  
 thence S 23° 28' 30" W along the southeasterly boundary of said parcel a distance of 208.1 feet;  
 thence S 22° 37' 38" W a distance of 1609.4 feet to an existing fence corner post;  
 thence S 89° 51' 53" E along an existing fence line a distance of 1319.4 feet to the true point of beginning.

**TRACT 2 - PROPERTY DESCRIPTION**

Commencing at the east quarter corner of Section 33, T. 27 N., R. 34 W., M.P.M., Sanders Co., Mont. ;  
 thence N 88° 58' 53" W along an existing fence line a distance of 1319.4 feet to the true point of beginning;  
 thence N 0° 22' 07" E along an existing fence line a distance of 1351.6 feet;  
 thence N 89° 31' 28" W along an existing fence line a distance of 608.1 feet;  
 thence North a distance of 1006.2 feet to an intersection with the southwesterly right of way line of the B.N.R.R., being a point on a 2° 30' curve whose radius is 2492.0 feet;  
 thence southwesterly along the arc of said curved boundary a distance of 747.1 feet to the beginning of said curve;  
 thence S 89° 31' 30" E along the aforesaid boundary a distance of 593.2 feet to said county's records;  
 thence S 23° 28' 30" W along the northwesterly boundary thereof a distance of 208.1 feet;  
 thence S 66° 31' 30" E along said boundary a distance of 208.1 feet;  
 thence S 22° 37' 38" W a distance of 1609.4 feet to the true point of beginning.

CERTIFICATE OF SURVEY NO. 337  
 TO CREATE 3 NEW PARCELS  
 IN THE  
 NE 1/4 SEC. 33, T. 27 N., R. 34 W., M.P.M.  
 SANDERS CO., MONT.  
 SET 1/2" x 24" ROD W/CAP  
 2 NOV. 78

147146  
 11/16 AM  
 PLAT FOR RECORD 11/16 AM  
 Surveyed by *John J. Allen*  
 By *John J. Allen*  
 Feb 22



1 HEREBY CERTIFY THIS TO BE AN ACCURATE SURVEY OF THE AREA SHOWN AND HAS BEEN PREPARED IN CONFORMANCE TO THE MONTANA SURVEYING AND PLATTING ACT AND THE REGULATIONS ADOPTED PURSUANT THERETO.

*John J. Allen*  
 JOHN J. ALLEN, 3491-S

OWNER: MYRA WILSON

SEC. 33  
 2000 FT. ROD  
 1/2" x 24"

Po Box 519  
Thompson Falls, MT 59873

Tax Payer	Property Description
FIRMAGE RODERICK W & CLAUDIA B 10 CLARK FORK BACK RD HERON MT 59844-9510	Twn/Rng/Sect 27 /34 /33 TR 3, COS 337 IN N1/2NE, PLAT F, 20.04 ACRES BENE:WILLIAM A FIRMAGE & JUSTINA & JENNIFER STAMNESS

Tax Payer 8310  
School District 3 HERON  
Taxable Value  
Geo Code 3819-33-1-02-40-0000

93

Tax Description	1st Half	2nd Half	Total Tax	% of Tax	Tax Amount	Mill Levy
LAND	20.28	20.28	40.56	STATE SCHOOL LEVY 13.14 %	\$8.84	95.000
STATE FIRE PROTECTION	13.30	13.29	26.59	DISTRICT SCHOOL LEVY 15.10 %	\$10.16	109.240
GREEN MOUNTAIN SOIL	0.07	0.06	0.13	STATE LEVY - UNIVERSI 0.83 %	\$0.56	6.000
				COUNTYWIDE EDUCATION 4.89 %	\$3.29	35.360
1st Half Due (11/30/19)	33.65			Total School 33.96 %	\$22.85	245.600
2nd Half Due (05/31/20)		33.63		County		
Total Bill			67.28	GENERAL FUND 5.31 %	\$3.57	38.430
				ROAD FUND 2.90 %	\$1.95	20.990
				BRIDGE FUND 0.24 %	\$0.16	1.750
				WEED CONTROL 0.28 %	\$0.19	2.000
				COUNTY FAIR 0.42 %	\$0.28	3.000
				AIRPORT FUND 0.18 %	\$0.12	1.300
				LIBRARY FUND 0.21 %	\$0.14	1.500
				COUNTY AMBULANCE 0.83 %	\$0.56	6.000
				SENIOR CITIZENS - LEV 0.74 %	\$0.50	5.390
				PUBLIC SAFETY (LAW EN 5.66 %	\$3.81	41.000
				SRS PERMISSIVE LEVY 0.09 %	\$0.06	0.690
				PERMISSIVE MEDICAL LE 1.74 %	\$1.17	12.610
				SEARCH & RESCUE 0.07 %	\$0.05	0.500
				OFFICE OF EMERGENCY M 0.09 %	\$0.06	0.600
				Total County 18.76 %	\$12.62	135.760
				Other State		
				FOREST FIRE PROTECTIO 39.52 %	\$26.59	
				Total Other Stat 39.52 %	\$26.59	0.000
				Other		
				HERON RURAL FIRE 4.25 %	\$2.86	30.730
				NOXON-HERON CEMETERY 0.55 %	\$0.37	4.000
				NOXON-HERON PUBLIC HO 1.35 %	\$0.91	9.760
				HERON COUNTY PARK DIS 1.41 %	\$0.95	10.260
				GREEN MOUNTAIN CONSER 0.19 %	\$0.13	1.380
				Total Other 7.75 %	\$5.22	56.130
				Total Bill 100.00 %	\$67.28	437.490

\*\*\*PAY ONLINE\*\*\* AT: <http://co.sanders.mt.us/>  
There is a 3% CONVENIENCE FEE to pay by credit card.

TREASURER'S PHONE 406-827-6922

THIS PROPERTY MAY QUALIFY FOR A PROPERTY TAX ASSISTANCE PROGRAM. Please see the back of this statement for more information.

Receipt Validation for 1st Half: 33.65  
Penalty:  
Interest:  
Total:  
Receipt Validation for 2nd Half: 33.63  
Penalty:  
Interest:  
Total:

Total if both halves paid: 67.28



Name FIRMAGE RODERICK W & CLAUDIA B  
10 CLARK FORK BACK RD  
8310

Due 33.65 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: 67.28



Name FIRMAGE RODERICK W & CLAUDIA B  
10 CLARK FORK BACK RD  
8310

Due 33.63 05/31/20

Return this stub with payment to:  
Sanders County Treasurer

Nichol Scribner

Po Box 519

Thompson Falls, MT 59873

# ArcGIS ▾ Sanders County Plat Map

Details | Edit Basemap |

Share Print |

About Content Legend

Legend

SAND\_PARCELS\_PLAT



Structure Address Points



Road Centerlines

- CO
- PRV
- ST
- USFS
- CTY
- TRB
- CNM
- CMM
- County
- PNM

Sections

- [Trust Center](#)
- [Legal](#)
- [Contact Esri](#)
- [Report Abuse](#)

