



Lot 22 WESTVIEW Drive, Bigfork, MT 59911
List #285717

DUTCH AUCTION - starts at list price and each week the price is lowered by \$5000 until sold. Peek-a-Boo Lake views are yours from this level 0.72 acre homesite in the well established Ridgewood Subdivision. Nicely treed, this corner lot offers an excellent building site among some very nice neighboring homes. Don't wait too long!

Reports

Property Type	Land	Listing Member	Doug Deaton. Deaton & Company Real Estate Cell: (406) 212.4310 Fax #: (406) 837.2011 Office Phone: (406) 837.2007 www.DeatonandCompany.com
Listing Office	Deaton and Company 545500431	Days On Market	8
Approved by MLS	Yes		

Contract Data

Property Sub-Type	Residential	Listing Date	1/8/2009
Status	Active	Status Change Date	1/9/2009
Contingent	No	Original List Price	89,000
List Price	84,000	Selling Office Comm.	3*
Sub. Agency	No	Commission List Type	ERS
Owner	Rotter		

General Property Description

Lot Size Estimate	.51-1.0	Lot Acres	0.72
Waterfront	None	Waterfront Name	na
Waterfront Footage	na	HOA	Yes
HOA Dues Amount	CLA		

Legal and Taxes

Covenant	Yes	Zoning	Lake Co.
Taxes	350	Tax Year	2006
Subdivision	Sterling Estates	Assessor Number	00006032
Section-Town.-Range	S18 T26N R19W		
Legal	Lot 22 Sterling Estates		

Remarks

Member Remarks Commission differential if Doug Deaton procures buyer. Information gathered from public and outside sources deemed reliable but not guaranteed by LA/LO.

Location

Major Area	2x - Greater Bigfork	Area	22-South of Bigfork
County	Lake		
Directions	Hwy 35 S to Ridgewood Subdivision, Right on Westview - at corner of Westview and Hilltop.		
Geo Lat	48,013,857	Geo Lon	-114,061,242
Geocode	153770818304110000		

Details			
Domestic Water:	Community	Terrain:	Level
Sewage(s):	None	Views:	Lake; Trees
Mobiles Permitted:	None	Road Surface:	Blacktop/Asphalt
Utilities:	Cable TV Available; Community Water; Electricity; Gas; High Speed Internet; Telephone	Sign:	Sign On Property
Adjacent Owners:	Private	How To Show:	CLA/CLO; Vacant
Trees:	Partly Wooded		

Information is deemed to be reliable, but is not guaranteed. Buyers and their agents are encouraged to conduct due diligence, and to verify to their satisfaction, the information contained herein regarding property. This information is provided by outside sources and deemed reliable but not guaranteed by the Brokerage Firm, its agents nor representatives, the Listing Agent or the NMAR/Multiple Listing Service, Inc. See [copyright notice](#).

Prepared by Amy Deaton on Friday, January 16, 2009 2:38 PM

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