

**Address:**

8442 US Hwy 2 W, Marion, MT 59925

**Price:** 99,900

**Property Type:** Residential  
**Area:** 61A-Ashley/Bitterroot Lake  
**Total Bedrooms:** 3  
**Total Bathrooms:** 2  
**Total Sq. Ft.:** 1529  
**Garage Type:** None  
**Garage:** None

MLS #298618

Recreation – Hunting base camp in Western Montana! Located in the quaint town of Marion east of Kalispell, this 3 bedroom 2 bath home on 1.5 acres would work well for a place to relocate or just visit on the weekends. Hunting and fishing opportunities out you back door. Needs work but has easy access and it has great potential to fix it up your way.

**Reports**

Listing Office	Prudential Montana Real Estate	Days On Market	13
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**Contract Data**

Property Sub-Type	Residential	Listing Date	6/1/2010
Status	Active	Status Change Date	6/2/2010
Contingent	No	REO/Bank Owned	Yes
Short Sale	No		

**General Property Description**

Sq Ft Basement (B)	0	Sq Ft Lower Lvl. (L)	0
Sq Ft Main Level (M)	1,092	Sq Ft 2nd Level (2)	437
Sq Ft 3rd Level (3)	0	Sq. Ft. Source	Public Records
Year Built	1945	Age Range	Over 50 Years
Style	1.5-2 Stories	Lot Acres	1.50
Total Full Baths	2	Total 3/4 Baths	0
Total Half Baths	0	Waterfront	None
Waterfront Name	None	Waterfront Footage	0
HOA	Yes	HOA Dues Amount	300 / yr

**Legal and Taxes**

Covenant	Yes	Zoning	Res
Taxes	996	Tax Year	2010
Assessor Number	01798	Section-Town.-Range	S 23 / T27N / R24
Legal	Parcel B on COS 13388 in the NW1/4, Sec 23, T27N,R24N Flathead County MT		

**Location**

Major Area	6x - Highway 2 West	County	Flathead
Directions	Hwy 2 West of Kalispell Mile Marker 99.8 north on Jolly Hill Rd		

**Non-Securitized Fractional Ownership**

Fractional?	NO
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**Details**

<b>Utilities:</b>	Community Water; Electric; Septic System; Telephone	<b>HVAC:</b>	Gas Forced Air; Other: Furnace missing
<b>Road Surface:</b>	Blacktop/Asphalt	<b>Possession:</b>	Closing
<b>Road Frontage:</b>	Private	<b>Sign:</b>	Sign On Property
<b>Views:</b>	Mountains; Trees; Valley	<b>Trees:</b>	Meadow/Tree Mix
<b>Construction:</b>	Moved to Site; Wood/Frame	<b>Adjacent Owners:</b>	Private
<b>Siding:</b>	Wood		
<b>Roof:</b>	Metal		
<b>Foundation:</b>	Poured Concrete		
<b>Basement:</b>	Crawl Space		

Information is deemed to be reliable, but is not guaranteed. © 2010 MLS and FBS.

Prepared by Edward McCurdy, ABR,BRA,CRS,GRI, Broker on Monday, June 14, 2010 2:44 PM  
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