

Bradley Creek



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www.bhhsmt.com/twin-bridges

\$750,000
MLS# 354463



Bradley Creek | Norris

602± acres which are bordered on 3 sides by public land and easy access from County road. Bradley Creek Road bisects one corner of the property and forms a perfect building site close to power and live water. The current owner recently replaced stock tanks that are spring fed on the property. Several springs could be developed further. There is a 40± acre BLM parcel fenced within the private ground. Well watered for stock and perimeter fenced for the livestock producer in need of summer grazing.

106 N. Main St. Twin Bridges, MT 59754

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**BERKSHIRE
HATHAWAY**
HomeServices
Montana Properties

Client Full

 Listing

CLIENT DETAIL REPORT

MLS#: 354463

TBD Bradley Creek

Date Printed: 01/13/2021



GENERAL INFORMATION

Status:	Active	Subd/Complex:	Other	City:	Norris
Type:	Vacant Land/Acreage	# of Acres:	602.78	State:	MT
Asking Price:	\$750,000	Price/Acre:	1,244.24	Zip:	59745
Address:	TBD Bradley Creek	Area:	7MM - Madison - Madison Vly	County:	Madison
Directions:	Turn off 287 at the Bradley Creek sign at the base of Ennis Hill on Norris side. Approx 2.5 miles on Bradley Creek Road and road bisects property. Look for sign				
Legal:	S25, T03 S, R01 W, C.O.S. 7/1815, W2, NE4, S2SE4, NW4SE4				

PROPERTY DETAILS

Parcel Tax ID#:	0016001800	HOA:	
Additional Parcel Tax IDs		HOA Amount:	
HOA Fee Includes:		Water Amenity On/Adj.:	Spring
Zoning:	NONE - None/Unknown	Livestock Permitted:	
Mobile Manufactured:	Allowed	Flood Plain:	No
Modular:	Allowed	Public Land Adjacent:	State
Exceptions:		Covenant:	None
Conservation Easements:	No		

FEATURES

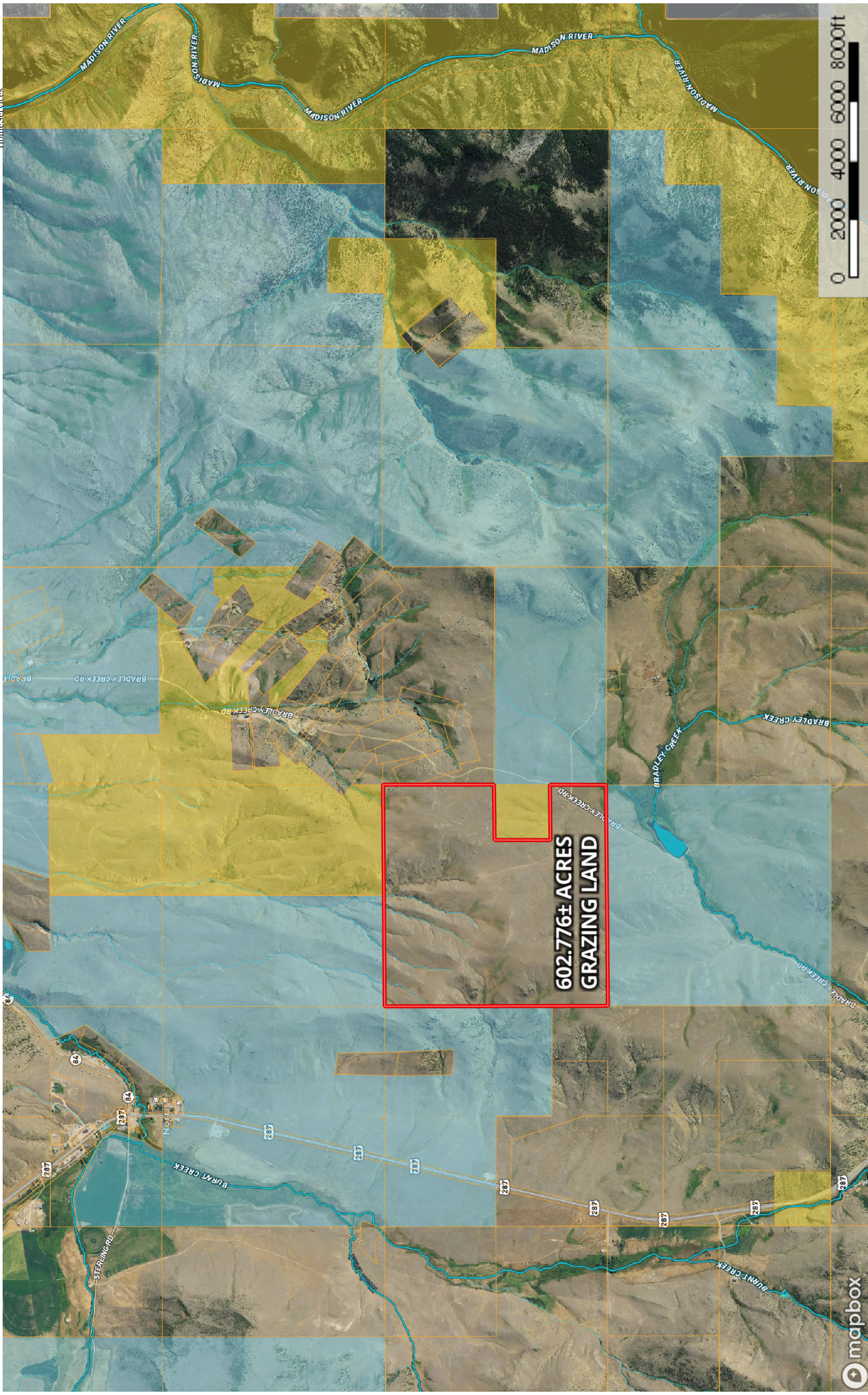
Fencing:	Perimeter Fencing	Area Amenities:	
Topography:	Rolling	Buyer Responsibility:	
View:	Mountains, Southern Exposure	Utility Services:	Electricity to Lot
Road Access:	Gravel		

PUBLIC INFORMATION

Public Remarks

602+ acres which are bordered on 3 sides by public land and easy access from County road. Bradley Creek Road bisects one corner of the property and forms a perfect building site close to power and live water. The current owner recently replaced stock tanks that are spring fed on the property. Several springs could be developed further. There is a 40 acre BLM parcel fenced within the private ground. Well watered for stock and perimeter fenced for the livestock producer in need of summer grazing. Owner is selling his home ranch and is using this for his summer grazing so there are also options to purchase the home place along with this offering. See MLS 354450 for both offerings together. Land is just off of Bradley Creek Rd when traveling from Ennis to Norris off HWY 287. Land is about 2-3 miles off the highway with majority of the property on the left but about 10 acres on right side of road which would make a wonderful site to build. Land did have a fire on part of it in 2019.

Information provided by Big Sky Country MLS is compiled from miscellaneous sources. Neither the Association, listing brokers, agents or subagents are responsible for its accuracy. MLS users should be advised and should advise prospective purchasers to verify all information in regard to the property by their own independent investigation prior to submitting an offer to purchase the property. Copyright 2021 BSC MLS.



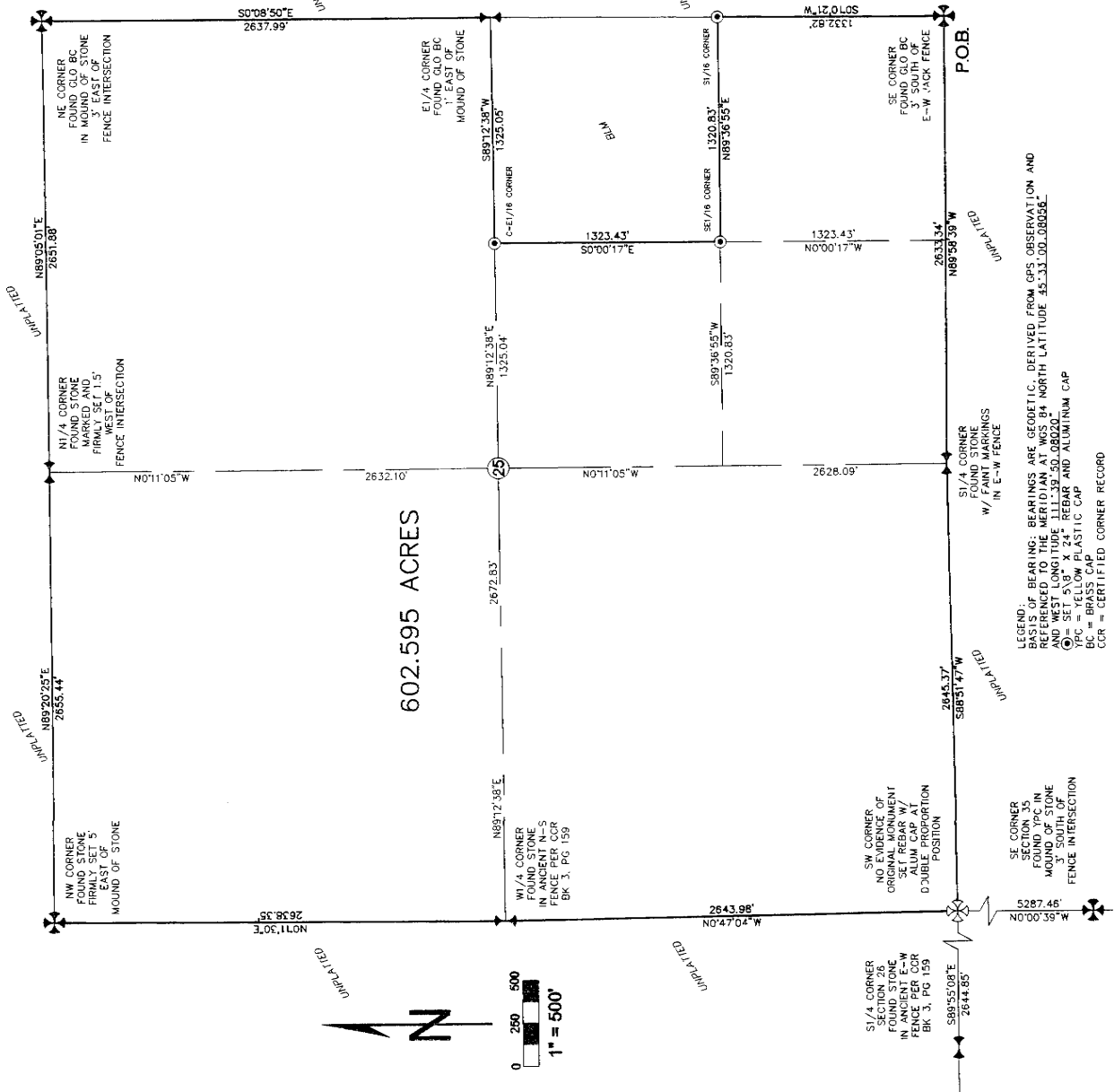
CERTIFICATE OF SURVEY NO. 7/1815

BOOK 7 PAGE 1815

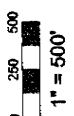
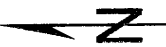
Book 7 of Surveys, Page 1815

A TRACT OF LAND BEING THE W1/2, THE NE1/4, THE S1/2SE1/4 AND THE NW1/4SE1/4, AS DESCRIBED IN BOOK 458, PAGE 491, MADISON COUNTY RECORDS, ALL LOCATED IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, P.M.M., MADISON COUNTY, MONTANA.

PREPARED FOR WHITNEY LAKE TO RETRACE AN EXISTING TRACT OF LAND.



602.595 ACRES



LEGAL DESCRIPTION

A TRACT OF LAND BEING THE W1/2, THE NE1/4, THE S1/2SE1/4 AND THE NW1/4SE1/4, AS DESCRIBED IN BOOK 458 PAGE 491, MADISON COUNTY RECORDS, ALL LOCATED IN SECTION 25, TOWNSHIP 3 SOUTH, RANGE 1 WEST, P.M.M., MADISON COUNTY, MONTANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 25, SAID SOUTHEAST CORNER BEING THE POINT OF BEGINNING, THENCE N89°58'38\"/>

SAID TRACT BEING 602.596 ACRES ALONG WITH AND SUBJECT TO ANY EXISTING EASEMENTS, EITHER OF RECORD OR APPARENT ON THE GROUND.

CERTIFICATE OF EXEMPTION

I, Whitney Lake do hereby certify that I authorized the accompanying Certificate of Survey and that its purpose is to retrace an existing parcel of land and that no subdivision of land or creation of any new parcels has taken place.

Whitney Lake
Whitney Lake
County of Madison

On this 8th day of March 2008 before me a Notary Public for said State, personally appeared Whitney Lake, known to me to be the person that executed the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal as of the day and year first above written.

Morris A. Zahn
Morris A. Zahn
Notary Public for the State of Montana
My commission expires 7-29-2007

CERTIFICATE OF SURVEYOR

I, the undersigned, MORRIS A. ZAHN, Professional Land Surveyor, do hereby certify that between February 14, 2008, and March 8, 2008, I surveyed this Certificate of Survey and described the same as shown on the accompanying plat and according with the provisions of the Subdivision Act, Sections 70-1-1 through 70-1-10, MCA, and the Madison County Subdivision Regulations.

Dated this 8th day of March 2008.

Morris A. Zahn
Morris A. Zahn
Montana Registration No. 11798 LS

CERTIFICATE OF FILING BY THE CLERK AND RECORDER

STATE OF MONTANA
COUNTY OF MADISON

Filed for record this 9th day of March 2008, at J.D.C.O. clock 09:11 PM.
Book 7 of Surveys, Page 1815, Section 25, Range 1 West, T.S. 50
Peggy Kaatz, by *Peggy Kaatz*
County Clerk and Recorder
MADISON COUNTY, MONTANA



Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Real Property
Geocode: 25-0692-25-1-01-01-0000 **Assessment Code:** 0016001800
Primary Owner: **PropertyAddress:**
COLLINS EDWARD J &
PO BOX 196 **COS Parcel:**
HARRISON, MT 59735-0196
NOTE: See the Owner tab for all owner information

Certificate of Survey: 7/1815

Subdivision:

Legal Description:

S25, T03 S, R01 W, C.O.S. 7/1815, W2, NE4, S2SE4, NW4SE4

Last Modified: 9/20/2017 8:11:16 PM

General Property Information

Neighborhood: 225.009 **Property Type:** AR - Agricultural Rural
Living Units: 0 **Levy District:** 25-2542-23FH
Zoning: **Ownership %:** 100
Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0 **Limited:** 0

Property Factors

Topography: **Fronting:**
Utilities: **Parking Type:**
Access: 0 **Parking Quantity:**
Location: **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	602.776	22,204.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	602.776	22,204.00
Total Forest Land	0.000	00.00
Total Market Land	0.000	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/14/2017			7/21/2017	173483	Warranty Deed
11/29/2007			11/30/2007	123299	Warranty Deed
10/9/2001	458	491-3			

10/9/2001			12/12/2007	123532	Quit Claim Deed
5/2/1994	379	941QC			
6/24/1993	371	543			

Owners

Party #1

Default Information: COLLINS EDWARD J &
PO BOX 196

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Fee Simple

Last Modified: 7/26/2017 9:41:31 AM

Other Names

Other Addresses

Name	Type	Other Addresses
COLLINS DEANNA S	L Additional Legal Owners	No other address

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2017	22204	0	22204	COST
2016	31498	0	31498	COST

Market Land

Market Land Info

No market land info exists for this parcel

Dwellings

Existing Dwellings

No dwellings exist for this parcel

Other Buildings/Improvements

Outbuilding/Yard Improvements

No other buildings or yard improvements exist for this parcel

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: G - Grazing

Class Code: 1601

Productivity

Quantity: 0.086

Units: AUM/Acre

Irrigation Type:

Timber Zone:

Commodity: Grazing Fee

Valuation

Acres: 12.141

Value: 239

Per Acre Value: 19.69

Ag/Forest Land Item #2

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0.161

Units: AUM/Acre

Commodity: Grazing Fee

Valuation

Acres: 569.793

Value: 21011

Per Acre Value: 36.88

Ag/Forest Land Item #3

Acre Type: G - Grazing

Class Code: 1601

Irrigation Type:

Timber Zone:

Productivity

Quantity: 0.2

Units: AUM/Acre

Commodity: Grazing Fee

Valuation

Acres: 20.842

Value: 954

Per Acre Value: 45.78



MADISON COUNTY

MONTANA

Madison County Detail

- [Home](#)
- [Tax Search](#)
- [Doc Search](#)

05/15/18
10:02:53

MADISON COUNTY
MADISON CO TREASURER SHELLY BURKE
PO BOX 247, 103 W WALLACE
VIRGINIA CITY MT 59755

Page: 1
Tax ID: 16001800
Type:

Property Tax Query

Name & Address	TW Rang SC	Description
COLLINS EDWARD J & COLLINS DEANNA S PO BOX 196 HARRISON MT 59735-0196	03S/01W /25	Geo 0692-25-1-01-01-0000 C.O.S. 7/1815, W2, NE4, S2SE4, NW4SE4

	YR	Int Date	Due date	Tax Amount	Penalty	Interest	Total Year
Paid	17	10/11/17	11/30/17	111.49			222.97
	17	10/11/17	05/31/18	111.48			
Paid	16	10/19/16	11/30/16	157.40			314.79
	16	10/19/16	05/31/17	157.39			
Paid	15	11/02/15	11/30/15	158.20			316.39
	15	11/02/15	05/31/16	158.19			
Paid	14	10/16/14	11/30/14	224.59			449.18
	14	10/16/14	05/31/15	224.59			
Paid	13	11/12/13	11/30/13	235.13			476.88
	13	06/30/14	05/31/14	235.11	4.70	1.94	
Paid	12	11/07/12	11/30/12	213.99			427.97
	12	05/13/13	05/31/13	213.98			
Paid	11	11/10/11	11/30/11	192.15			384.29
	11	01/19/12	05/31/12	192.14			
Paid	10	11/15/10	11/30/10	176.96			353.90
	10	05/12/11	05/31/11	176.94			
Paid	9	10/26/09	11/30/09	260.54			521.07
	9	05/24/10	05/31/10	260.53			
Paid	8	10/29/08	11/30/08	146.45			292.88
	8	03/09/09	05/31/09	146.43			
Paid	7	11/19/07	11/30/07	145.67			291.33
	7	11/19/07	05/31/08	145.66			