

Wonderful Log Cabin in a Private Setting!



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www.bhhsmt.com/twin-bridges

\$619,000
MLS# 364125



247 Mill Gulch Road | Sheridan

Wonderful 1,233± sf log cabin nestled in a private setting with no neighbors in sight. Professionally landscaped yard with mature aspens and pine trees with large strategically placed boulders to give you a mountain paradise feel. The home has an outdoor fireplace to enjoy the best of Montana and the master suite was added in 2007 with a fully tiled walk in shower in master bath and floor to ceiling rock wood burning fireplace with seating area to enjoy the warmth on those chilly nights. This cozy home has all the amenities needed to entertain yet the perfect size to maintain.

106 N. Main St. Twin Bridges, MT 59754

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**BERKSHIRE
HATHAWAY**
HomeServices
Montana Properties

Client Full

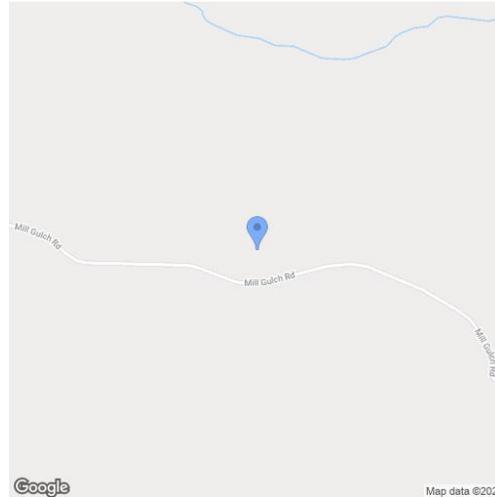
Listing

CLIENT DETAIL REPORT

MLS#: 364125

247 Mill Gulch Road

Date Printed: 10/22/2021



GENERAL INFORMATION

Status:	Active	Subd/Complex:	Other	Year Built:	2000
Type:	Single Family			Bedrooms:	2
City:	Sheridan	Lot Size:	27.619 - Acres	Baths:	2.0
Asking Price:	\$619,000	1st Level Sq Ft:	1,163	# Full Baths:	1
Area:	7MR - Madison - Ruby Valley	2nd Level Sq Ft:		# 3/4 Baths:	1
Levels:	Single Floor no Basement	3rd Level Sq Ft:		# 1/2 Baths:	
Total Sq Ft:	1,163	Abv Grade Sq Ft:	1,163	Water Amenity On/Adjoining:	None
Days On Market:	2	Public Land Adjacent:		Basement Sq Ft:	
Price/Sq Ft:	\$532.24	Garage:	None	HOA Amount:	\$0.00
ADU SqFt:		ADU Features:		HOA Pay Period:	
Airstrip Runway Airport:		Livestock Permitted:			
Directions:	Turn off Hwy 287 across from small town of Laurin to Mill Gulch Rd, about 3 miles up Mill Gulch Rd on left				
Legal:	RUBY VALLEY HILLS MINOR, S34, T05 S, R04 W, LOT 1, ACRES 27.619, PLAT 4/339				

FEATURES

Flooring:	Hardwood Floors	Basement:	
Appliances:	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Water Softener	Style:	Cabin
Heating:	Electric, Propane, Wood	Interior:	Gas Stove, Vaulted Ceiling, Wood Fireplace
Cooling:	None	Site Improvements:	Gravel Driveway, Landscaped Yard, Rail Fencing, Smooth Wire Fencing, Underground Sprinklers Yard
Roof:	Metal	1st Level:	1 Bedroom, Master Bedroom, 1 Full Bath, 1 - 3/4 Bath, Dining Area, Living Room, Kitchen, Laundry Area, Fireplace/Stove
Patio/Deck:	Deck, Patio, Porch	2nd Level:	Loft
Exterior:	Log	3rd Level:	
View:	Meadow, Mountains, Rural, Southern Exposure, Trees, Valley	Utility Services:	115V Electric, Electricity In, Fiber Optic, Private Well, Septic, Telephone
Road Access:	Gravel	Seasonal Access:	
Amenities:	RV Parking	Safety Features:	Carbon Monoxide Detector, Smoke/Heat Detector
HOA Includes:		Outbuildings:	Shed

PUBLIC INFORMATION

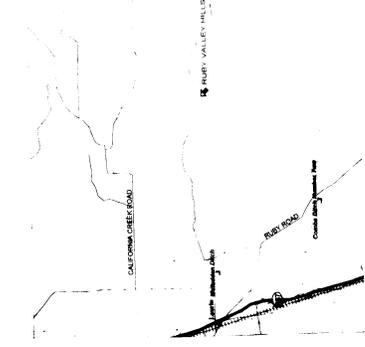
Public Remarks

Wonderful 1233 SF log cabin nestled in a private setting with no neighbors in sight. Professionally landscaped yard with mature aspens and pine trees with large strategically placed boulders to give you a mountain paradise feel. The home has an outdoor fireplace to enjoy the best of Montana and the master suite was added in 2007 with a fully tiled walk in shower in master bath and floor to ceiling rock wood burning fireplace with seating area to enjoy the warmth on those chilly nights. This cozy home has all the amenities needed to entertain yet the perfect size to maintain. Both the indoor and outdoor fireplaces have gas to the firebox for a quick starting fire. Great guest bedroom and additional bunk space in the loft. Decks constructed of Ip'e (a brazilian hardwood) which never needs maintenance. UG Sprinklers & drip system, fully fenced, and 3 miles to world class fly fishing on the Ruby or 3 miles to FS for world class big game hunting.

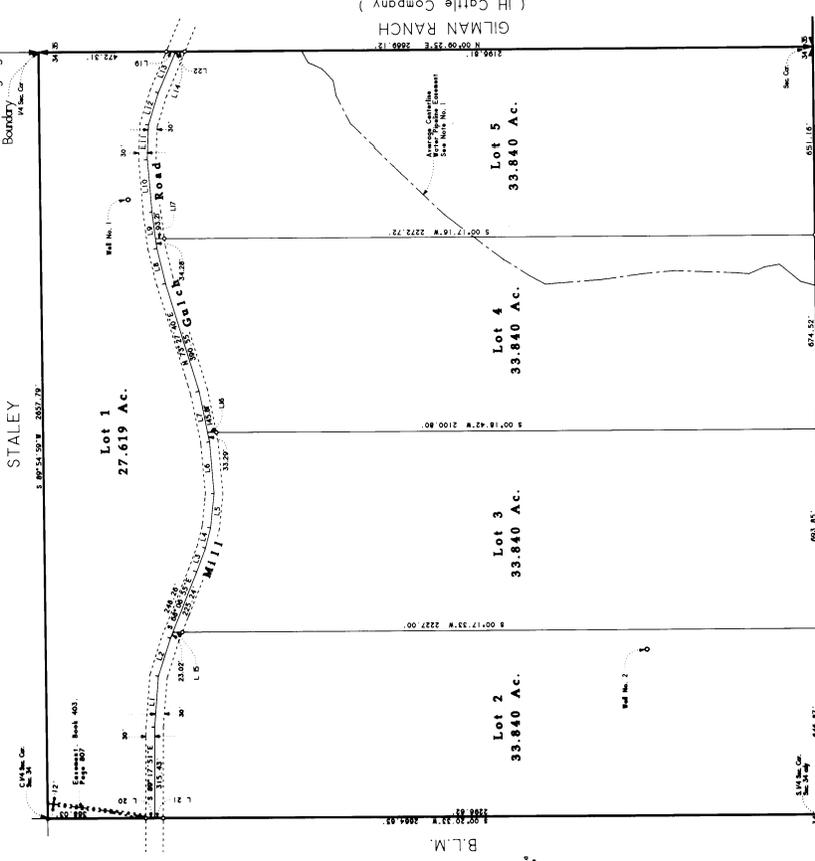
PLAT OF RUBY VALLEY HILLS MINOR SUBDIVISION SE.1/4 OF SECTION 34, T.5S., R.4W., P.M.M. MADISON COUNTY, MONTANA

Prepared For: Norman A. Fox, Jr.
Revocable Living Trust

- LEGEND**
- Monument in place - based on survey
 - Well by previous survey
 - Well by this survey
 - 1/4 Sec. Cor. based on survey
 - Existing Wells



Total Lots - 162.979 Ac.



Distances are based on the bearings of the survey and are rounded to the nearest 0.00001 feet.

LINE	BEARING	DISTANCE
L.1	S 85° 10' 30" E	177.51
L.2	S 89° 10' 30" E	87.96
L.3	S 79° 18' 20" E	79.95
L.4	S 89° 29' 31" E	18.72
L.5	S 77° 02' 59" E	106.24
L.6	S 82° 54' 39" E	127.40
L.7	S 87° 14' 13" E	116.40
L.8	S 87° 02' 54" E	106.99
L.9	S 80° 07' 33" W	32.38
L.10	S 80° 18' 42" W	30.61
L.11	S 80° 09' 23" E	32.24
L.12	S 80° 09' 23" W	30.00
L.13	S 80° 09' 23" W	30.00
L.14	S 80° 09' 23" W	31.88

NOTE No. 1
As shown for an existing easement over the land for the purpose of serving cattle pasture to the Gilman Ranch, the easement is hereby granted to the Gilman Ranch, the purpose of doing so being to provide a reasonable and necessary easement for the use of the land for the purpose of serving cattle pasture to the Gilman Ranch, the easement is hereby granted to the Gilman Ranch, the purpose of doing so being to provide a reasonable and necessary easement for the use of the land for the purpose of serving cattle pasture to the Gilman Ranch.

EASEMENTS

Mill Gulch, County Road 800 --- 0.094 Ac.
Easement, Book 403, Page 807 --- 0.094 Ac.

There is a Utility Easement 10 ft. on each side of all lot lines not adjacent to a road, Montana Power Co. Easement, 20 ft. wide, Book 403, Page 806 - Along Mill Gulch Road

EMERGENCY SERVICES
ESTIMATED RESPONSE TIME
Fire Dept. 5-7-20
Police Dept. 5-7-20

STATE OF MONTANA
COUNTY OF MADISON
FILED on the 12th day of May, A.D. 1998 at U.S. City of May, A.D. 1998 in U.S. County of Madison
Page 339

Notary Public for the State of Montana
My Commission expires _____ 19__

The County Commission of Madison County, Montana does hereby certify that it has reviewed the Minor Subdivision Plat and finds that the same complies with the provisions of the Montana Subdivision Act, MCA 7-3-301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

The Minor Subdivision Plat has been reviewed and recommended for approval by the Madison County Planning Board, the Madison County Planning Board.

I hereby certify, pursuant to Title 76, Chapter 3, Part 6, sections 76-3-301(a), M.C.A., that all real property taxes due on this subdivision have been paid.

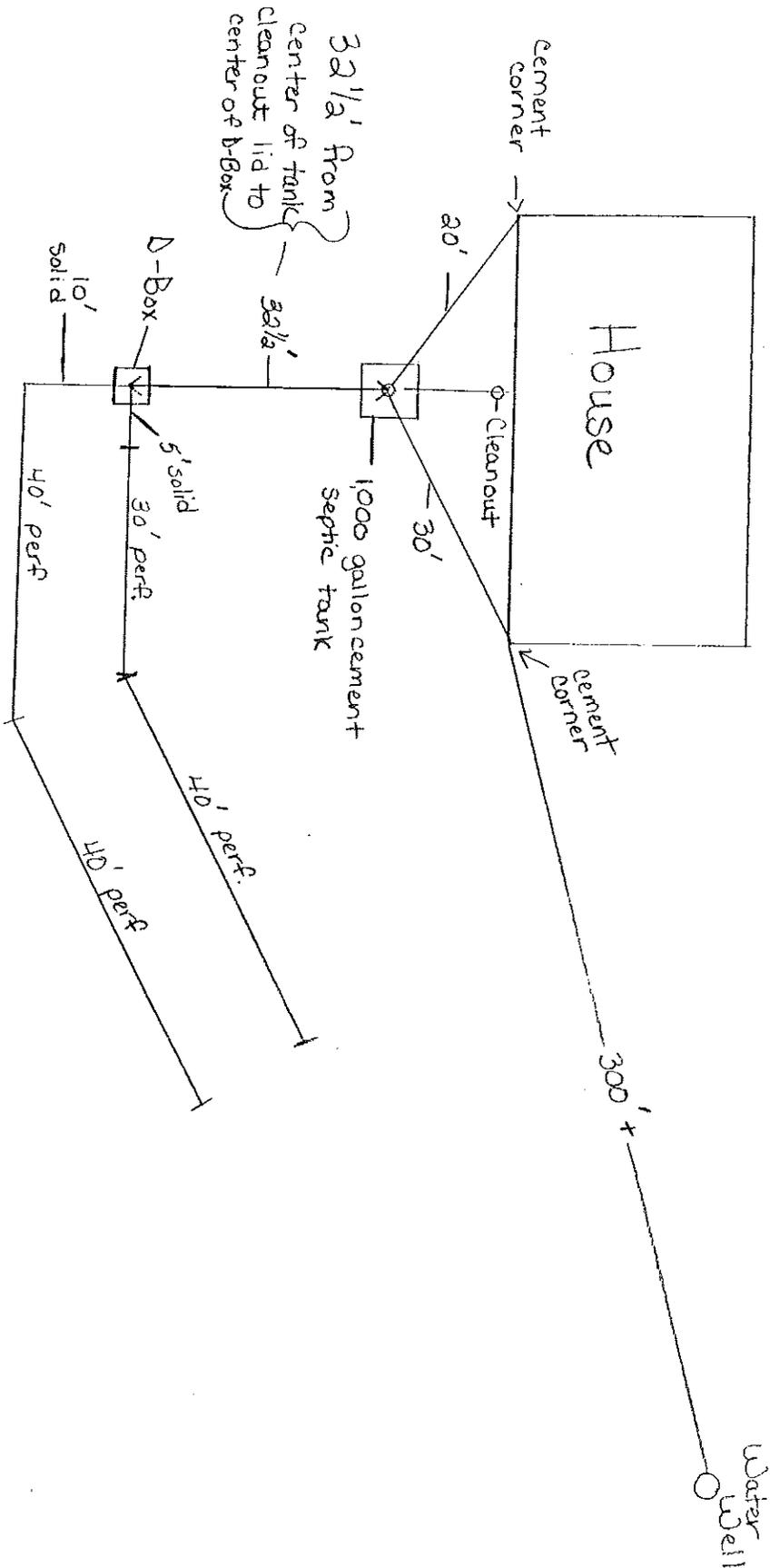
Chairman, Madison County Planning Board

The information shown on this Minor Subdivision Plat is compiled from the records of the Madison County Assessor's Office.

Madison County Assessor

Book 403, Page 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

County Road → to Laurin



Don Harthcox

Septic Map

(143 MILLCREEK RD)
4/14/00

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Non-Qualified Ag
Geocode: 25-0507-34-4-01-01-0000 **Assessment Code:** 0009015101
Primary Owner: **PropertyAddress:**
 GRAFF FAMILY 2000 TRUST
 4216 TAMBOR CT **COS Parcel:** N/A
 SAN DIEGO, CA 92124-2713

NOTE: See the Owner tab for all owner information

Certificate of Survey: 4/339
Subdivision: RUBY VALLEY HILLS MINOR

Legal Description:
 RUBY VALLEY HILLS MINOR, S34, T05 S, R04 W, Lot 1, ACRES 27.619, PLAT 4/339

Last Modified: 9/27/2021 8:40:53 AM

General Property Information

Neighborhood: 225.005 **Property Type:** IMP_R - Improved Property - Rural
Living Units: 1 **Levy District:** 25-1537-5OB
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: **Parking Quantity:**
Location: **Parking Proximity:**

Land Summary

Land Type	Acres	Value
Grazing	0.000	00.00
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	26.619	1,473.00
Total Ag Land	26.619	1,473.00
Total Forest Land	0.000	00.00
Total Market Land	1.000	29,300.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
1/31/2003	480	622			
10/11/2002	474	664			
5/24/2002	468	848-9			

10/7/1998	423	487		
8/5/1998	421	634		
11/18/1996	403P	805NT		

Owners

Party #1

Default Information: GRAFF FAMILY 2000 TRUST
 4216 TAMBOR CT
Ownership %: 100
Primary Owner: "Yes"
Interest Type: Conversion
Last Modified: 12/3/2007 4:03:02 AM

Other Names

Other Addresses

Name **Type**

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2021	30773	121570	152343	COST
2020	23971	112770	136741	COST
2019	23971	112770	136741	COST

Market Land

Market Land Item #1

Method: Acre **Type:** 1 Ac. beneath Improvements (for dwlg on NQ Ag Land)
Width: **Depth:**
Square Feet: 00 **Acres:** 1
 Valuation
Class Code: 2002 **Value:** 29300

Dwellings

Existing Dwellings

Dwelling Type	Style	Year Built
SFR	11 - Log	1999

Dwelling Information

Residential Type: SFR **Style:** 11 - Log
Year Built: 1999 **Roof Material:** 5 - Metal
Effective Year: 0 **Roof Type:** 3 - Gable
Story Height: 1.0 **Attic Type:** 2
Grade: 4 **Exterior Walls:** 4 - Log (not log over frame)
Class Code: 3301 **Exterior Wall Finish:** 0 - Other
Year Remodeled: 0 **Degree Remodeled:**

Mobile Home Details

Manufacturer: **Serial #:** **Width:** 0
Model: **Length:** 0

Basement Information

Foundation: 2 - Concrete **Finished Area:** 0 **Daylight:**
Basement Type: 0 - None **Quality:**

Heating/Cooling Information

Type: Central **System Type:** 5 - Forced Air
Fuel Type: 3 - Gas **Heated Area:** 0

Living Accomodations

Bedrooms: 3 **Full Baths:** 1 **Addl Fixtures:** 3
Family Rooms: 0 **Half Baths:** 1

Additional Information

Fireplaces: **Stacks:** 1 **Stories:** 1.0
Garage Capacity: 0 **Openings:** 1 **Prefab/Stove:** 0
% Complete: 0 **Cost & Design:** 0 **Flat Add:** 0
Description: **Description:**

Dwelling Amenities

View: **Access:**

Area Used In Cost

Basement: 0 **Additional Floors:** 0 **Attic:** 70
First Floor: 1163 **Half Story:** 0 **Unfinished Area:** 0
Second Floor: 0 **SFLA:** 1233

Depreciation Information

CDU: **Physical Condition:** Good (8) **Utility:** Good (8)
Desirability: **Property:** Good (8)
Location: Average (7)

Depreciation Calculation

Age: 21 **Pct Good:** 0.82 **RCNLD:** 120750

Additions / Other Features

Additions

Lower	First	Second	Third	Area	Year	Cost
	11 - Porch, Frame, Open			108	0	2918
	33 - Deck, Wood			186	0	2520
	33 - Deck, Wood			150	0	2033
	11 - Porch, Frame, Open			317	0	8565

There are no other features for this dwelling

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: Residential **Description:** RBQ1 - Barbecue, outdoor, brick/stone
Quantity: 1 **Year Built:** 2009 **Grade:** A
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: **Length:** **Size/Area:**
Height: **Bushels:** **Circumference:**

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: NQ - Non Qualified Ag Land **Irrigation Type:**
Class Code: 1701 **Timber Zone:**

Productivity

Quantity: 0 **Commodity:**
Units: Non Qual

Valuation

Acres: 26.619

Per Acre Value: 55.35

Value: 1473

Indexed MS
Platted MS

066291

BOOK 419 PAGE 151

PROTECTIVE COVENANTS

Parcels One (1) through Five (5) Inclusive, RUBY VALLEY HILLS, being lands in Madison County, Montana, more particularly described in Certificate of Survey filed in the Office of the Clerk & Recorder, Madison County, Montana in Book 4 of Plats, page 339 _____ of Surveys, at Pages _____.

KNOW ALL MEN BY THESE PRESENTS:

That Norman A. Fox, Jr. Revocable Living Trust of 1323 Mount Ellis Lane, Bozeman, Montana (Declarant) is the owner of certain property described as RUBY VALLEY HILLS, as shown by the Plats thereof recorded in the records of Madison County, Montana. Declarants intend to sell, dispose of, and convey sites as set forth and delineated on such Plats, and desire to subject all of said lands and sites comprising said lands to the Protective Covenants, conditions, restrictions and reservations hereinafter set forth and referred to as "covenants".

NOW THEREFORE, with prime consideration for the ecology, and aesthetics of the property, Declarant does hereby establish a general plan for the protection, maintenance, development and improvement of said lands and such covenants are for the mutual benefit of all sites now comprising said property of each owner thereof, and such covenants shall run with the land and shall inure to and pass with each and every parcel or site therein, and shall apply to and bind the respective owners, their successors and assigns.

Said COVENANTS are as follows:

1. Said land shall be used for residential purposes only. No business or commercial enterprise of any kind shall be conducted thereon. No building erected on said land shall be erected nearer than thirty (30) feet to any boundary along a street, or nearer than twenty (20) feet to any other boundary line of said lot.
2. Declarant will cause or have caused a non-profit association to be formed, the Ruby Valley Hills Owner's Association Inc., after seventy-five percent (75%) of all Ruby Valley Hills Lots, total of five, have sold, to administer the subdivision business and the upkeep, and maintenance of the ranch fencing around the perimeter of the property, for the annual assessment, receipt and expenditure of monies through such entity. Annual association assessments, if required, will be paid by each property owner and in the event that such assessments are not paid they shall become a lien against the property.
3. Plans of all structures and other types of housing that are to be built or placed on the parcels must be approved by the Declarant. Declarant will have the right to grant exceptions to the architectural covenants contained herein. On the 1st day of January, A.D. 2013, unless sooner relinquished by the Declarant, the Ruby Valley Hills Owner's Association shall automatically succeed to the rights, powers, and duties of said Declarant regarding the architectural covenants contained herein.
4. All zoning or other laws, rules and regulations of any government under whose jurisdiction said land lies are considered to be a part hereof and enforceable

hereunder and all owners of said land shall be bound by such laws, rules and regulations. Any further subdivision of the parcels will be subject to county review.

5. No main residential structure shall be permitted on any lot, the habitable floor space of which, exclusive of basements and garages, except as follows, (1). All two story structures shall contain at least 2000 square feet of habitable floor space. (2). All split foyer or split level structures shall contain at least 1700 square feet of habitable floor space. (3). A one story structure with a double attached garage to the end of the home, must have at least 1200 square feet of habitable floor space. (4). All one story structures with no garage attached shall have at least 1400 square feet of habitable floor space. One (1) guest house per parcel will be permitted, habitable floor space of 800 square feet or less

6. Appropriate ancillary buildings with no minimum dimensions shall be permitted only upon the approval of the Declarant.

7. Trailers, campers or comparable vehicles shall not be placed upon the premises for habitation, excepting the use of the same while the main residential structure is being built. Once the main residential structure is built, campers, trailers and other recreational vehicles may be parked upon the premises of the property owner but may not be used as a habitat.

8. All buildings erected upon the parcels shall be painted or stained on the exterior. No mobile homes shall be placed or constructed upon the premises. All gates, cattle guards and fences must be approved by the Declarant. All perimeter fences must be constructed so the bottom wire or rail is at least eighteen (18) inches from the ground and the top wire or rail is no more than forty (40) inches from the ground. Woven wire perimeter fences are prohibited. Modular homes on permanent concrete or masonry foundation on concrete footings are permitted but each home must be approved by the Declarant or the Ruby Valley Hills Owner's Association.

9. Once construction shall have been initiated on any structure, including walls, fences, residence, ancillary buildings or other structure, construction of that particular structure, wall, fence, residence, ancillary building or other structure shall be completed within one (1) year of the time such construction was initiated. Such time periods may be extended under unusual at the discretion and with the written approval of the Declarant.

10. All original parcels of the Certificate of Survey are subject to a ten (10) foot utility easement along each side of all tract lines not subject to road easements as set forth in the Certificate of Survey, and are subject to placement, maintenance and repair of wells, pipelines, buried tanks, all electrical power lines, and other emplacement shown on the Certificate of Survey. Any constructed power lines for lots two (2), three (3) four (4) and five (5) shall run along the boundaries of lots two (2) and three (3) or four (4) and five (5).

11. Said parcels shall not be occupied or used for any noxious or offensive activity and nothing shall be done or permitted to be done on said lands which is a nuisance or might be a nuisance to the owner or owners of any of the surrounding lands, including disposal of trash. There will be no fire arm shooting across or from any lot. There shall be no hunting allowed, except with a bow on owner's property.

12. All zoning or other laws, rules and regulations of any government under whose jurisdiction said land lies are considered to be a part hereof and enforceable hereunder and the owners of said lands shall be bound by such laws, rules and regulations.

13. All owners agree to be bound by all rights-of-way, easements of prior instruments to include those which are apparent and presently existent as the same may course over and across the premises.

14. The keeping of livestock and fowl on the premises shall be permitted but limited by the Declarant, as follows:

- (a) The owner of each parcel may not operate thereon any animal commercial activity, including, but not limited to, the keeping of any animal for commercial resale.
- (b) The owner of each parcel may keep thereon dogs and cats, provided such pets are never allowed to roam freely on the property without immediate and direct supervision and shall, in any event, be contained during night time hours and when no one is present at the property to supervise the pets during all other times.
- (c) Any livestock and/or pets kept on the property shall be fed in such a manner as to minimize the scattering of food and thereby attract wildlife.
- (d) Two pigs or hogs may be kept.

15.

DECLARATION OF RIGHT TO FARM

Norman A. Fox, Jr. Revocable Living Trust of
1323 Mount Ellis Lane, Bozeman, Montana 59715

"Owner" is the owners of the property situated in Madison County, Montana, more particularly described as follows:

SE. 1/4 OF SECTION 34, T.5S,R.4W.,P.M.M.

Owner desires to place certain restrictions and conditions upon said real property for the use and benefit of all future owners thereof;

Owner hereby declares that the above described property shall be held, sold, and conveyed subject to the following acknowledgments, waivers, restrictions and conditions:

The property described above is situated in an agricultural area and may be subjected to conditions resulting from commercial agriculture operation on adjacent land. Such operations may include cultivation, harvesting and storage of crops, livestock raising, application of chemicals, operation of machinery, application of irrigation water, and other accepted and customary agricultural activities conducted in accordance with federal and state law;

MONTANA WELL LOG REPORT

Other Options

This well log reports the activities of a licensed Montana well driller, serves as the official record of work done within the borehole and casing, and describes the amount of water encountered. This report is compiled electronically from the contents of the Ground Water Information Center (GWIC) database for this site. Acquiring water rights is the well owner's responsibility and is NOT accomplished by the filing of this report.

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Site Name: FOX JR NORMAN A
GWIC Id: 163634

Section 7: Well Test Data

Total Depth: 400
 Static Water Level: 68
 Water Temperature:

Air Test *

9 gpm with drill stem set at feet for 1.5 hours.
 Time of recovery hours.
 Recovery water level feet.
 Pumping water level 390 feet.

* During the well test the discharge rate shall be as uniform as possible. This rate may or may not be the sustainable yield of the well. Sustainable yield does not include the reservoir of the well casing.

Section 1: Well Owner(s)

1) FOX, NORMAN A. JR (MAIL)
 16 RAMSHARN CREEK ROAD
 SHERIDAN MT 59749 [05/19/1997]

Section 2: Location

Township	Range	Section	Quarter Sections
05S	04W	34	NE¼ SE¼
County			Geocode

MADISON

Latitude	Longitude	Geomethod	Datum
45.354971	-112.07347	TRS-SEC	NAD83
Ground Surface Altitude	Ground Surface Method	Datum	Date

Addition	Block	Lot
RUBY VALLEY HILLS		5

Section 8: Remarks

Section 9: Well Log

Geologic Source

Unassigned

From	To	Description
0	2	TOP SOIL
2	58	HARDPACK GRAVEL & SAND
58	63	HARD RED SANDSTONE
63	73	GREY SANDSTONE
73	76	RED SANDSTONE
76	92	GREEN GNEISS .25 IN MINUS ANGULAR
92	96	GREY FINE FRACTURE ZONE
96	110	GREEN GNEISS
110	113	GREY ZONE SOFT
113	121	GREY ZONE HARD
121	122	BROWN CLAY ZONE SOFT
122	134	GREY BLACK GNEISS HARD
134	137	BROWN CLAY 1 GPM
137	154	GREY BLACK ANGULAR
154	172	GREY BLACK WHITE QUARTZ

Driller Certification

All work performed and reported in this well log is in compliance with the Montana well construction standards. This report is true to the best of my knowledge.

Name:
Company: GRAHAM DRILLING INC
License No: WWC-529
Date Completed: 5/19/1997

Section 3: Proposed Use of Water

DOMESTIC (1)

Section 4: Type of Work

Drilling Method: ROTARY
 Status: NEW WELL

Section 5: Well Completion Date

Date well completed: Monday, May 19, 1997

Section 6: Well Construction Details

Borehole dimensions

From	To	Diameter
0	400	6

Casing

From	To	Diameter	Wall Thickness	Pressure Rating	Joint	Type
-2	18	6.6	.250		WELDED	STEEL
10	400	4		160.00		PLASTIC

Completion (Perf/Screen)

From	To	Diameter	# of Openings	Size of Openings	Description
360	400	4		.025 X 2	FACTORY PERF

Annular Space (Seal/Grout/Packer)

From	To	Description	Cont. Fed?
0	18	BENTONITE	

Site Name: FOX JR NORMAN A

GWIC Id: 163634

Additional Lithology Records

From	To	Description
172	177	BROWN BLACK SOFT
177	182	BLACK BROWN SCHIST
182	190	BROWN SCHIST & BLACK GREEN GNEISS
190	204	BLACK BROWN GREEN WHITE QUARTZ
204	225	WHITE QUARTZ BLACK BROWN
225	232	WHITE GRAN QUARTZ SOFT
232	234	BROWN GEEN CLAY 4 GPM
234	239	BROWN BLACK GREEN ANGULAR
239	244	BLACK GREEN WITH QUARTZ
244	252	BROWN SCHIST BLACK FRACTURE ZONE
252	261	WHITE QUARTZ WITH FINE RED BROWN
261	271	BROWN GREEN SCHIST WHITE QUARTZ
271	282	WHITE RED QUARTZ & BROWN SCHIST
282	285	GREEN SCHIST & WHITE QUARTZ SOFT
285	292	RED WHITE QUARTZ & GREEN SCHIST
292	295	GREEN WHITE QUARTZ HARD
295	308	WHITE RED GREEN QUARTZ 3 GPM
308	314	WHITE QUARTZ GREEN BROWN SCHIST
314	317	WHITE RED QUARTZ HARD
317	319	WHITE GREEN QUARTZ HARD
319	331	GREEN WHITE RED QUARTZ HARD
331	339	RED WHITE QUARTZ
339	347	WHITE QUARTZ & GREEN SCHIST
347	353	WHITE RED QUARTZ HARD
353	371	WHITE QUARTZ GREEN SOFT 1 GPM
371	386	WHITE RED QUARTZ FINE RED GRAN
386	392	WHITE RED QUARTZ SOFT
392	400	BLACK GNEISS HARD



MADISON COUNTY

MONTANA

Madison County Detail

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

10/19/21
08:52:07

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

Tax ID: 9015101
Type:

Property Tax Query

Name & Address	TW	Rang	SC	Description
GRAFF FAMILY 2000 TRUST	Sub/Blk/Lot	/	/	1
4216 TAMBOR CT	05S/04W	/34		
SAN DIEGO CA 92124-2713	Geo 0507-34-4-01-01-0000			RUBY VALLEY HILLS MINOR, ACRES 27.619, PLAT 4/339

	YR	Int Date	Due date	Tax Amount	Penalty	Interest	Total Year
Tax Due	21	10/19/21	11/30/21	493.96			962.90
Tax Due	21	10/19/21	05/31/22	468.94			
Paid	20	11/24/20	11/30/20	464.11			903.20
Paid	20	11/24/20	05/31/21	439.09			
Paid	19	10/22/19	11/30/19	486.06			947.09
Paid	19	10/22/19	05/31/20	461.03			
Paid	18	11/13/18	11/30/18	513.46			1,001.91
Paid	18	11/13/18	05/31/19	488.45			
Paid	17	10/23/17	11/30/17	568.92			1,112.83
Paid	17	10/23/17	05/31/18	543.91			
Paid	16	10/14/16	11/30/16	651.82			1,278.61
Paid	16	10/14/16	05/31/17	626.79			
Paid	15	11/04/15	11/30/15	652.21			1,279.40
Paid	15	11/04/15	05/31/16	627.19			
Paid	14	10/22/14	11/30/14	596.66			1,168.31
Paid	14	10/22/14	05/31/15	571.65			
Paid	13	10/24/13	11/30/13	593.67			1,162.31
Paid	13	10/24/13	05/31/14	568.64			
Paid	12	11/08/12	11/30/12	559.88			1,094.73
Paid	12	11/08/12	05/31/13	534.85			
Paid	11	10/21/11	11/30/11	582.34			1,139.66
Paid	11	10/21/11	05/31/12	557.32			

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