

**STATE OF MONTANA - DEPARTMENT OF TRANSPORTATION
Right-of-Way Bureau, Helena**

**TIMOTHY W. REARDON
DIRECTOR OF TRANSPORTATION**

**KEVIN HOWLETT
CHAIRMAN**

NOTICE OF SALE OF REAL ESTATE

Parcel B of Certificate of Survey No. CS 600991-R, situated in U.S. Government Lot 1 in Section 31, Township 7 North, Range 20 West, P. M., M., Ravalli County, Montana, containing an area of 1.05 acres, more or less (copy of Certificate of Survey is attached);

PROVIDED HOWEVER, that the Grantor reserves unto itself all rights of access to the property over and across the access control lines shown on said attached plan sheet, and the Grantee shall NOT have any rights of access (ingress or egress) over and across said access control lines, except for one (1) private approach at highway Station 70+40 LT as shown for the green parcel on the attached plan sheet.

Any reconstruction or relocation of said approach will be at the Grantee's sole expense and shall require an approach permit from the Missoula District Office of the Department of Transportation.

The property is 1.05 ac± with a 229 ft± frontage along US Highway 93 N. The improvements consist of an approx 1128 sf± (3 bdrm, 1-3/4 bath) house; an 1,296 sf± detached garage with a shop area; 2 sheds and a root cellar. The well is inside the house and a new septic system was installed.

Property address: 1111 US Highway 93 N, Victor, MT.

Directions: US Highway 93 North south of Victor approximately 6.0 miles, about 3/4 mile north of the Woodside cutoff. The property is situated along the west side of US Highway 93 N.

The sale of said real estate is subject to the "Detailed Terms and Conditions of Sale" as set forth herein.

The appraised value: \$145,000.00. The property is being sold AS IS.

DETAILED TERMS AND CONDITIONS OF SALE

1. **BIDS:** The Bidder must submit a Bid Form along with a deposit of ten percent (10%) of the bid amount and mail it to Real Estate Services Section, Montana Department of Transportation (MDT), 2701 Prospect Ave., P.O. Box 201001, Helena, MT 59620-1001. A special goldenrod envelope must be used for submitting bids and may be obtained by contacting the Real Estate Services Section at the address above or by calling (406) 444-9272 or TTY 1-800-335-7592 for the hearing impaired. The balance of the bid amount must be submitted within 30 days of acceptance of the bid by MDT. In the event the bidder fails to submit the balance due within 30 days, bidder's bid deposit may be forfeited to the State.
2. **APPRAISAL:** The appraised value as determined by the Department of Transportation is for Department of Transportation purposes only. Under statutory restrictions, the State cannot accept any bid under 90% of the appraised value.
3. **RESERVATION:** The Montana Department of Transportation reserves the right to reject any or all bids and waive technicalities as may be deemed necessary in the interest of the State of Montana.

4. **HOW PAYMENT IS TO BE MADE:** All payments in connection with this sale must be made by one or a combination of the following: Personal Check, Postal Money Order, Bank Draft, or Cashier's Check made payable to the Montana Department of Transportation.
5. **INSTRUMENT OF CONVEYANCE:** Conveyance will be made by Quit Claim Deed pursuant to Section 60-4-207, M.C.A., and the successful bidder shall accept such title as possessed by the Montana Department of Transportation.
6. **TAXES:** The Montana Department of Transportation cannot legally pay general taxes or special assessments; therefore, any delinquent or current tax or special assessment must necessarily be the responsibility of the purchaser.
7. **EXISTING RIGHTS:** The above land will be sold subject to all valid existing easements upon and across said lands.
8. **RECORDATION:** The Montana Department of Transportation will record the Deed for the tract of land being conveyed herein. Once recorded, the Department of Transportation will send the recorded Deed to the purchaser.
9. **ENVIRONMENTAL IMPACT:** If the development of this tract will require a negative environmental declaration or an environmental impact statement, the successful bidder must furnish them at his own expense to the Montana Department of Environmental Quality and any other appropriate governmental agencies.
10. **ZONING:** Property is subject to any existing or future zoning ordinances.
11. **WATER RIGHT OWNERSHIP UPDATE DISCLOSURE:** According to Montana law, failure of the parties at closing or transfer of real property to pay the required fee to Montana Department of Natural Resources and Conservation for updating water right ownership may result in the transferee of the property being subject to a penalty. Additionally, in the case of water rights being exempted, severed, or divided, the failure of the parties to comply with Section 85-2-424, MCA, could result in a penalty against the transferee and rejection of the Deed for recording.

SEE SHEET NO. 2-6 FOR OWNERSHIP NAMES, ADDRESSES, AREAS, ETC.

STATE	RIGHT OF WAY ID.	SHEET NO.	TOTAL SHEETS
MONTANA	NH 7-1(82)49 F	21	24
PROJECT NUMBER 2015-082			

HAMILTON - VICTOR
(HAMILTON - N OF WOODSIDE)

MONTANA DEPARTMENT OF TRANSPORTATION
MONTANA ROAD

WGM GROUP, INC.

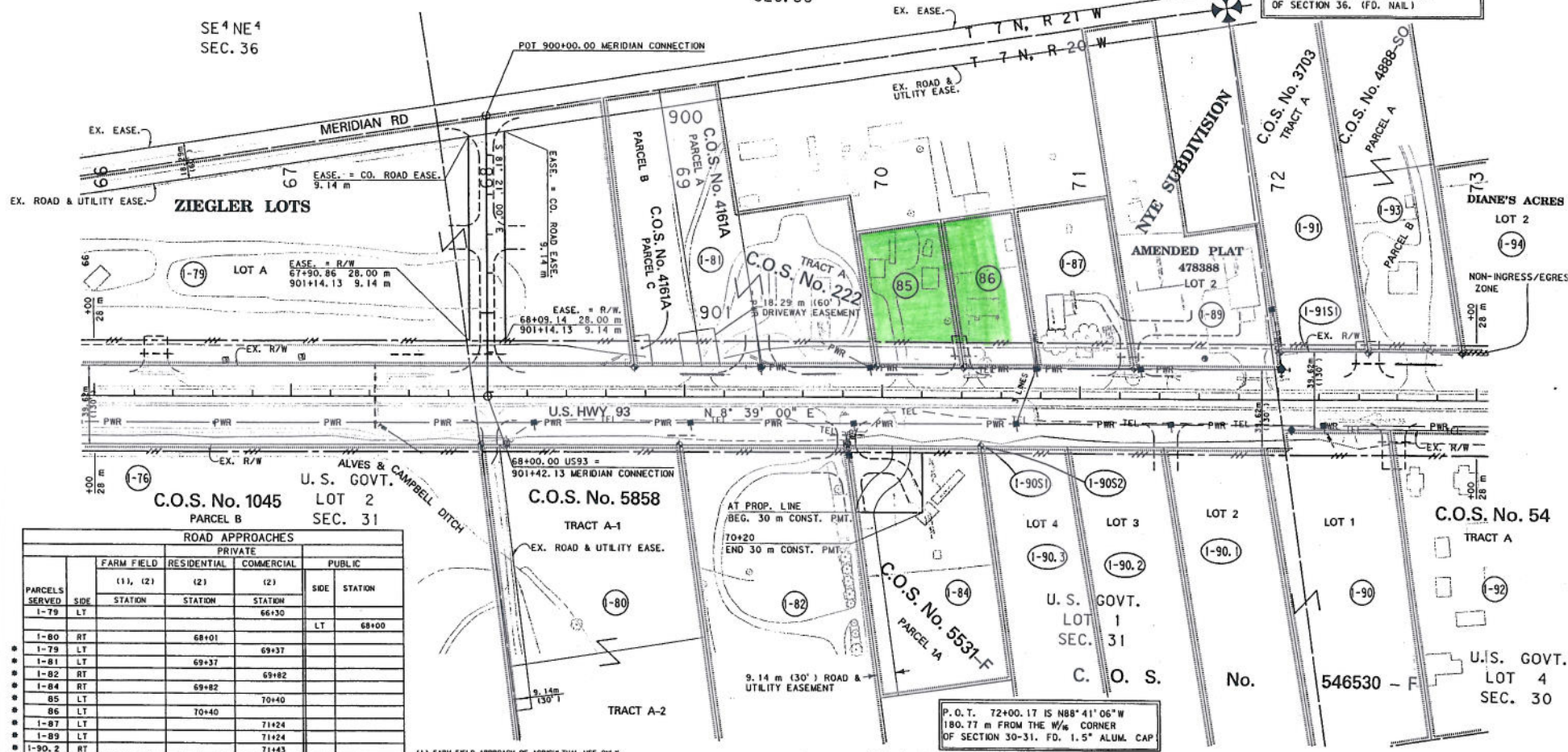
RDROW

C:\WORK\RDROW\11-03-15\11-03-15-00035

SE 1/4 NE 4
SEC. 36

NE 1/4 NE 4
SEC. 36

P. O. T. 72+00.17 IS S88° 41' 06" E
199.82 m FROM THE NE CORNER
OF SECTION 36. (FD. NAIL)



ROAD APPROACHES						
PARCELS SERVED	SIDE	PRIVATE			PUBLIC	
		FARM FIELD	RESIDENTIAL	COMMERCIAL	SIDE	STATION
		(1), (2)	(2)	(2)		
1-79	LT					66+30
1-80	RT		68+01		LT	68+00
1-79	LT			69+37		
1-81	LT			69+37		
1-82	RT			69+82		
1-84	RT			69+82		
85	LT			70+40		
86	LT			70+40		
1-87	LT			71+24		
1-89	LT			71+24		
1-90.2	RT			71+43		
1-90.1	RT			71+43		
1-91	LT			72+45		
1-93	LT			72+45		
1-90	RT			72+57		
1-92	RT			72+57		

- (1) FARM FIELD APPROACH OF AGRICULTURAL USE ONLY.
- (2) ROAD APPROACH LOCATIONS FIXED
- ⊕ JOINT USE WITH OTHER PARCEL AT SAME STATION

NOT STATE PLANE COORDINATES
CORRECTION FACTOR = 1.000.

- NOTES: 1. ALL MEASUREMENTS ARE METRIC EXCEPT AS NOTED
- 2. THE PROPOSED R/W LINE WHERE A SPIRAL CURVE TRANSITION IS USED IS A CHORD RATHER THAN A CONCENTRIC CURVE.
- 3. THE ENGLISH AREAS ARE FOR INFORMATIONAL PURPOSES ONLY.
- 4. ALL STATIONS AND OFFSETS FOR R/W BREAKS ARE IN REFERENCE TO THE R/W BASELINE.

BACKSLOPE LIMITS INCLUDE ROUNDING	CUT SECTION
CONSTRUCTION LIMITS	TOP OF CUT
	TOE OF FILL
	CHORD SECTION
FHWA/DOOT APPROVAL 2/25/2002	
MAP REVISED 2/10/04 5/05/04 5/17/04	
1/23/04 9/20/04 10/28/04 1/03/05	
1/13/05	

MONTANA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAN
RAVALLI COUNTY
SCALE 1:1000
0 50M 100M

SALE OF REAL ESTATE

NH 7-1(82)49F
Parcel 85 & pt. of 86

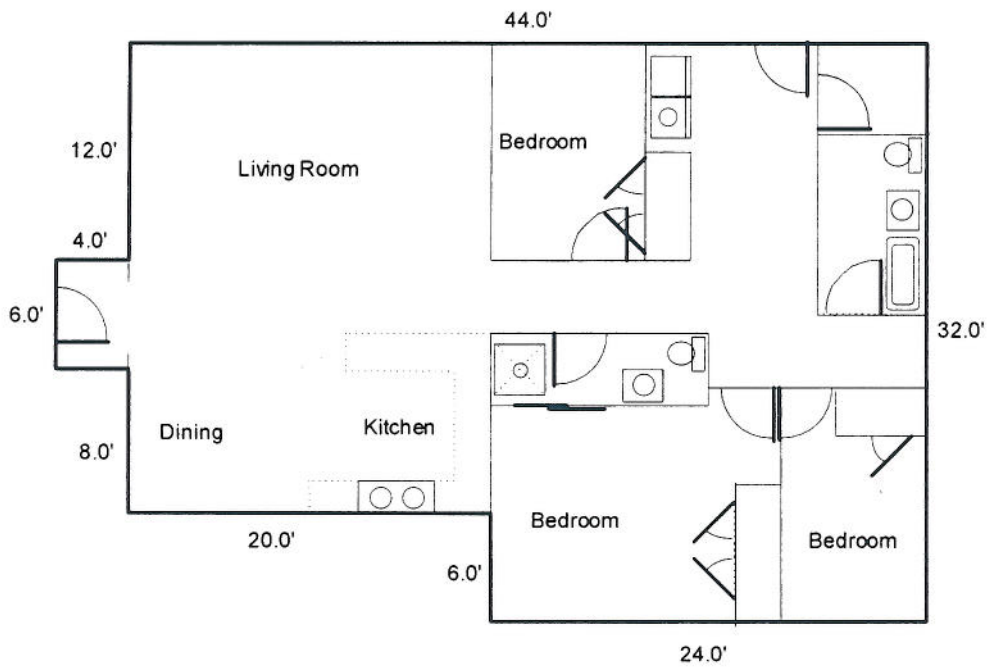
[Google Map](#)



1111 US HIGHWAY 93 N



FLOOR PLAN



SKETCH CALCULATIONS		Perimeter	Area
Living Area			
First Floor			
A1 :	44.0 x 12.0 =		528.0
A2 :	48.0 x 6.0 =		288.0
A3 :	44.0 x 8.0 =		352.0
A4 :	24.0 x 6.0 =		144.0
			1312.0
Total Living Area			1312.0

Date: _____

Project: NH 7-1(82)49F
Designation: Hamilton-Victor (Hamilton - N of Woodside)
Parcel No.: 85 & pt. 86 (Jetmore)

B I D F O R M

State of Montana
Department of Transportation
2701 Prospect Avenue
P.O. Box 201001
Helena, MT 59620

Pursuant to your "Notice of Sale of Real Estate" as first published in the Ravalli Republic, dated August 19, 2011 and pursuant to the "Terms and Conditions of Sale", I/We submit the following bid on the real estate described as follows:

Parcel B of Certificate of Survey No. CS 600991-R, situated in U.S. Government Lot 1 in Section 31, Township 7 North, Range 20 West, P. M., M., Ravalli County, Montana, containing an area of 1.05 acres, more or less;

PROVIDED HOWEVER, that the Grantor reserves unto itself all rights of access to the property over and across the access control lines shown on plan sheet attached to the "Terms & Conditions of Sale", and the Grantee shall NOT have any rights of access (ingress or egress) over and across said access control lines, except for one (1) private approach at highway Station 70+40 LT as shown for the green parcel on the aforementioned plan sheet.

This property is being sold "AS IS".

<u>AMOUNT OF BID</u>	<u>AMOUNT OF DEPOSIT</u>	<u>BALANCE DUE</u>
\$ _____	\$ _____	\$ _____

APPRAISED VALUED \$145,000.00

INSTRUCTION TO BIDDERS: (1) Bidder must submit a check for 10 percent of the bid amount.
(2) The State can give only a Quitclaim Deed as provided under Section 60-4-207, M.C.A.
(3) Under statutory restrictions, the State cannot accept any bid under 90% of the appraised value.

I HEREBY AFFIRM that I am fully aware of the conditions of the sale as set forth in the "Terms and Conditions of the Sale" and as set forth under "Instruction to Bidders" above.

(Signature of Bidder)

(Address of Bidder)

(Printed Name of Bidder)

(City, State, Zip Code)

(Social Security # or Tax ID #)

(Telephone Number)

.....
The name(s) of the Grantee(s) to be inserted in the deed is/are as follows:

Name

Address

City, State, Zip Code

(a) Joint Tenants with right of survivorship.

(b) Tenants in Common.

NOTE: If conveyance is to be made to more than one person, check either (a) or (b) above.