

173 Gong Road, Philipsburg, MT 59858
MLS #21809414

7.88 acres with 2 cabins located Just outside of the historical town of Philipsburg. Within about 1/2 mile of power. Good access and very realistic to live year around or just use as a recreational get away close to the ski area and public lands to recreate on. Enjoy the shops of downtown Philipsburg and the Brewery in town. Property is wooded and rolling terrain. One cabin is located near the SW corner and the other smaller cabin is located near the NE side. Possible terms with just 20% down, 8.5% interest for up to 20 years.

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| **Reports** |

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| Property Type | Land | Listing Member | Bobbie McLain-TwiteOffice: 406-544-6153[http://www.montanarealestate4sale.com](http://www.montanarealestate4sale.com/) |
| Listing Office | Twite Realty Corp | Days On Market | 0 |
| Cumulative DOM | 0 |  |  |

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| **Contract Data** |

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| Property Sub-Type | Residential  | Listing Date | 07/23/2018 |
| Expired Date | 07/23/2019 | Status | Active  |
| Status Change Date | 07/23/2018 | Contingent | No  |
| Original List Price | 69,900 | List Price | 69,900 |
| Selling Office Comm. | 4 | Selling Office Type ($/%) | %  |
| Variable Compensation | No  | Sub. Agency | No  |
| Commission List Type | ERS  | Agent Owned | No  |
| Owner of Record | Koehler | REO/Bank Owned | No  |
| Short Sale | No  |  |  |

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| **General Property Description** |

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| Lot Size Estimate | 5.0-10.0  | Lot Acres | 7.88 |
| Lot SqFt | 343,253 | Corners Marked | Unknown  |
| Waterfront | None  | HOA | None  |
| HOA Dues Amount | 0 |   |   |

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| **Legal and Taxes** |

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| Covenant | No  | Zoning | county |
| Taxes | 200 | Tax Year | 2018 |
| Assessor Number | 0001451213 | Legal | S30, T07 N, R13 W, C.O.S. 855, TRACT C |
| School District | District No. 1  |   |   |

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| **Remarks** |

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| Member Remarks | Keys coming soon |

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| **Location** |

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| County | Granite  | City Limits | No  |
| Directions | From downtown Philipsburg go South on Montgomery to Galena which is dirt and turns into Tower Rd then right on Gong follow up the hill to property. | Geocode | 46157430101310000 |
| Geo Lat | 46.333191 | Geo Lon | -113.272853 |

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|  **Details** |

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| **Terms Of Sale:**  | Cash; Conventional; Owner Financing; Owner Finance % Down: 20 |
| **Documents On File:**  | Legal Description; Sellers Disclosure; Topography Map |
| **Mobiles Permitted:**  | None |
| **Utilities:**  | None |
| **SID(s):**  | None |
| **Adjacent Owners:**  | Private |
| **Mineral Rights:**  | Unknown |
| **Trees:**  | Heavily Wooded |

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| **Terrain:**  | Rolling |
| **Views:**  | Mountains; Trees |
| **Restrictions/Easment:**  | Deed Restriction |
| **Road Surface:**  | Gravel |
| **Road Frontage:**  | Seasonal Access; Unimproved |
| **Outbuildings:**  | Cabin(s) |
| **Possession:**  | Closing |
| **How To Show:**  | Vacant |

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