

McCleary Subdivision

Roundup, MT



For additional details, contact:



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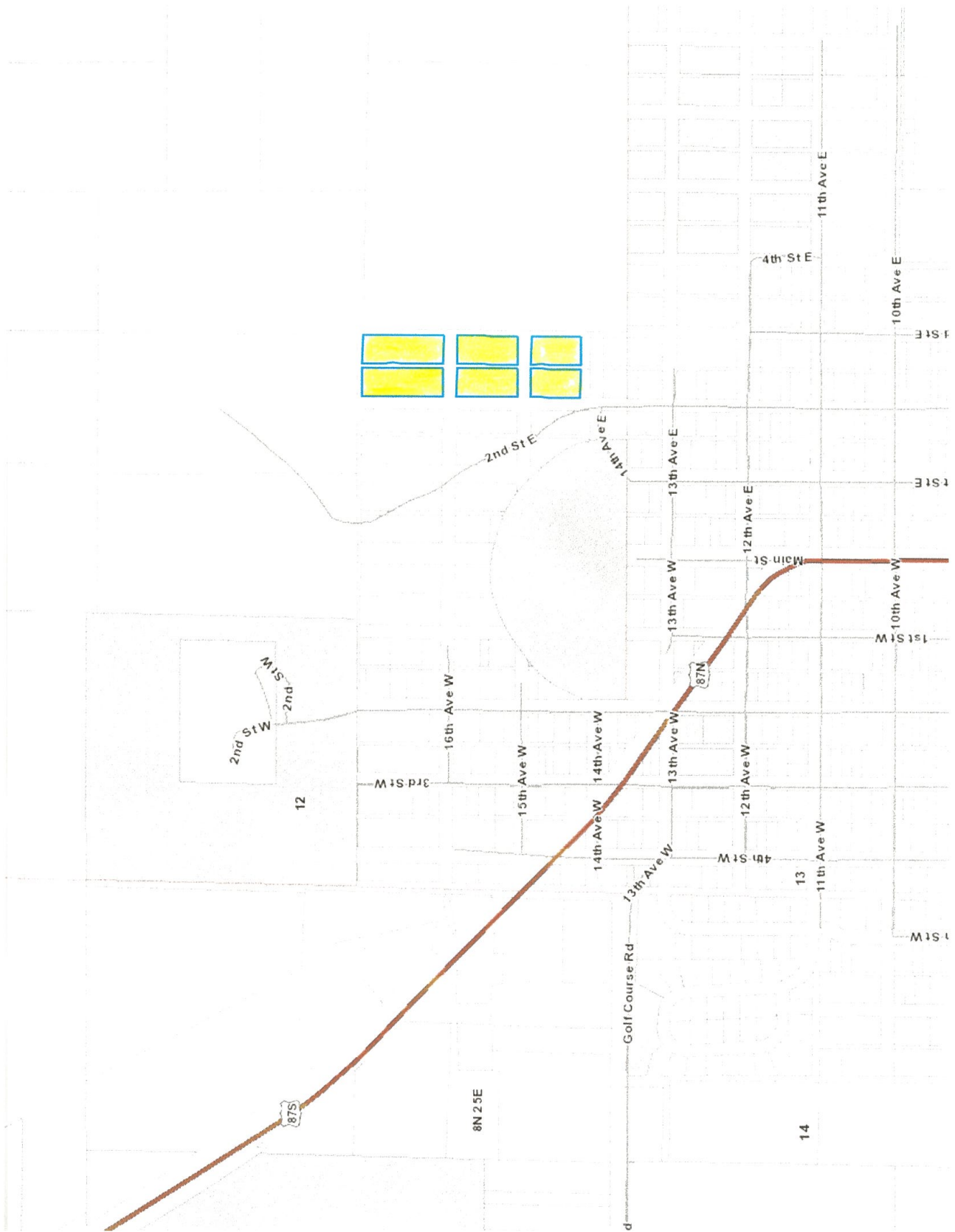
McCleary Property

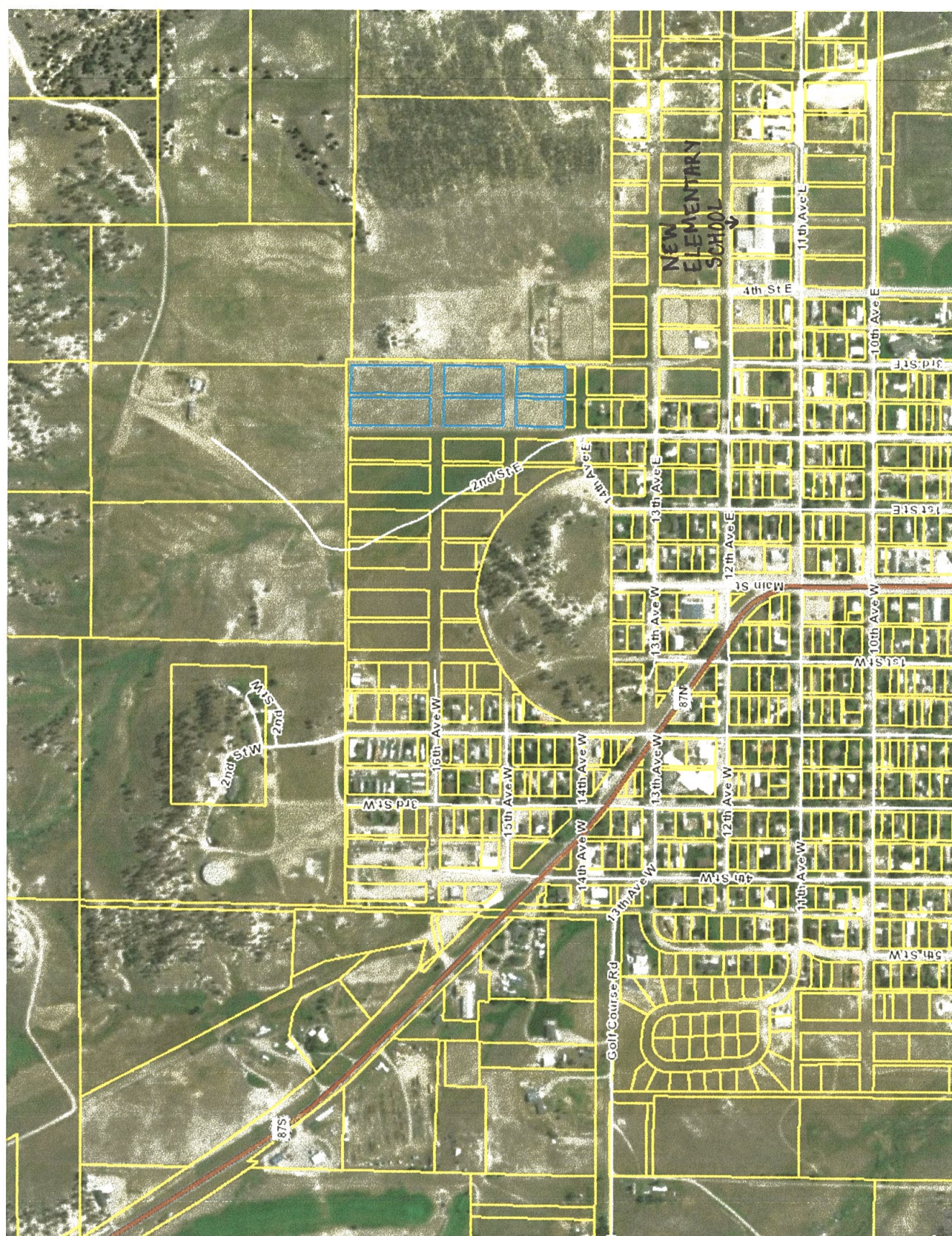
Purchase Price: \$370,000.00



DESCRIPTION—MUST SEE!!

- Prime development property in Roundup, MT
- Consists of 6.13 +/- acres (\$60,360/acre)
- Current plat contains 45 lots
- Zoning: R1 (stick built or modular with permanent foundations)
- City water and sewer in close proximity
- Close walking distance to new elementary school
- Acreage is in the projected path of growth for Roundup, MT
- Estimated taxes: \$52



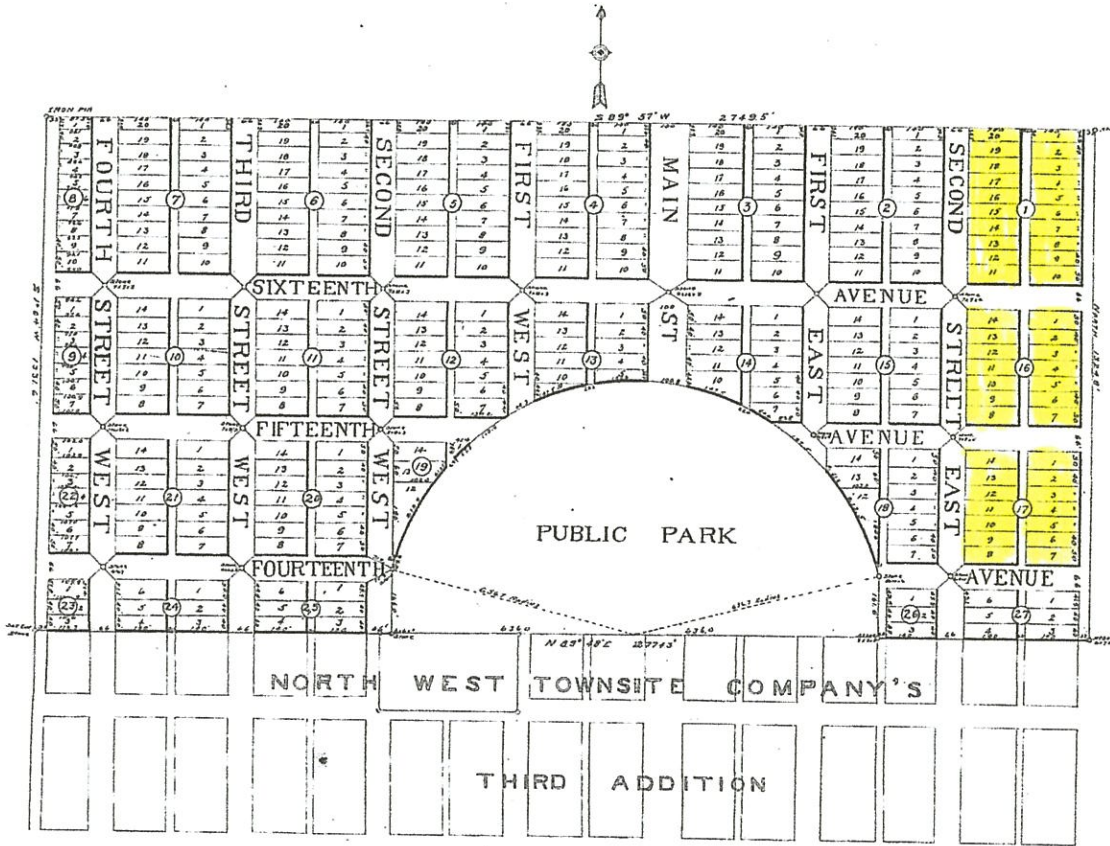


McCLEARY'S FIRST ADDITION TO ROUNDUP

PORTION S4S1/2 SEC. 12 T8N R25E

MUSSELSHELL CO MONT

Scale: 1 in = 150 ft.



This is to certify that George J. McCleary and Florence R. McCleary, his wife, owners of the property hereinafter described, have caused to be surveyed, subdivided and platted into lots, blocks, streets, avenues and alleys as shown by the accompanying plat and Certificate of survey hereunto attached, the following described property, to-wit: Part of Section 12, T8N R25E M2E in Musselshell County, Montana, and more particularly described as follows: Beginning at the corner common to Sections 12, 13, 14, 15, thence N 89° 48' E, along the section line between sections 12, 13, 2743 ft., thence North 1324.8 ft., thence S 89° 48' E 2743.5 ft. to a point on the west line of Sec. 12, thence S 7° 04' W 13316 ft. to the point of beginning, to be known and designated as McCleary's First Addition to Roundup, and the lands included in all streets, avenues, alleys, and park shown on said plat are hereby granted and donated to the use of the public forever.

Dated this 23rd day of Sept. 1918

George J. McCleary
Florence R. McCleary

State of Montana } ss.
County of Musselshell

On this 23rd day of Sept. 1918, before me, Earl R. Reid, a Notary Public for the State of Montana, personally appeared George J. McCleary and Florence R. McCleary, known to me to be the parties who executed the foregoing certificate, and acknowledged to me that they executed the same.

In witness whereof I have hereunto set my hand and seal the day and year in this certificate above written.

Earl R. Reid
Notary Public for the State of Montana
My Commission expires on the 11th day of March, 1919

I, G.W. French, Civil Engineer and Surveyor, do hereby certify that between the 9th day and the 27th day of March 1916, I surveyed and platted McCleary's First Addition to Roundup as shown by the accompanying plat, and in accordance with Chap. 11, Part 2, Title 11 of the Public Land Laws and Chap. 113 of the Session Laws of the Fifteenth Legislative Assembly of the State of Montana.

G.W. French

State of Montana } ss.
County of Musselshell

On the 23rd day of Sept. 1918, before me, Earl R. Reid, a Notary Public for the State of Montana, personally appeared G.W. French, known to me to be the party who executed the foregoing certificate, and acknowledged to me that he executed the same.

In witness whereof I have hereunto set my hand and seal the day and year in this certificate above written.

Earl R. Reid
Notary Public for the State of Montana
My Commission expires on the 11th day of March, 1919

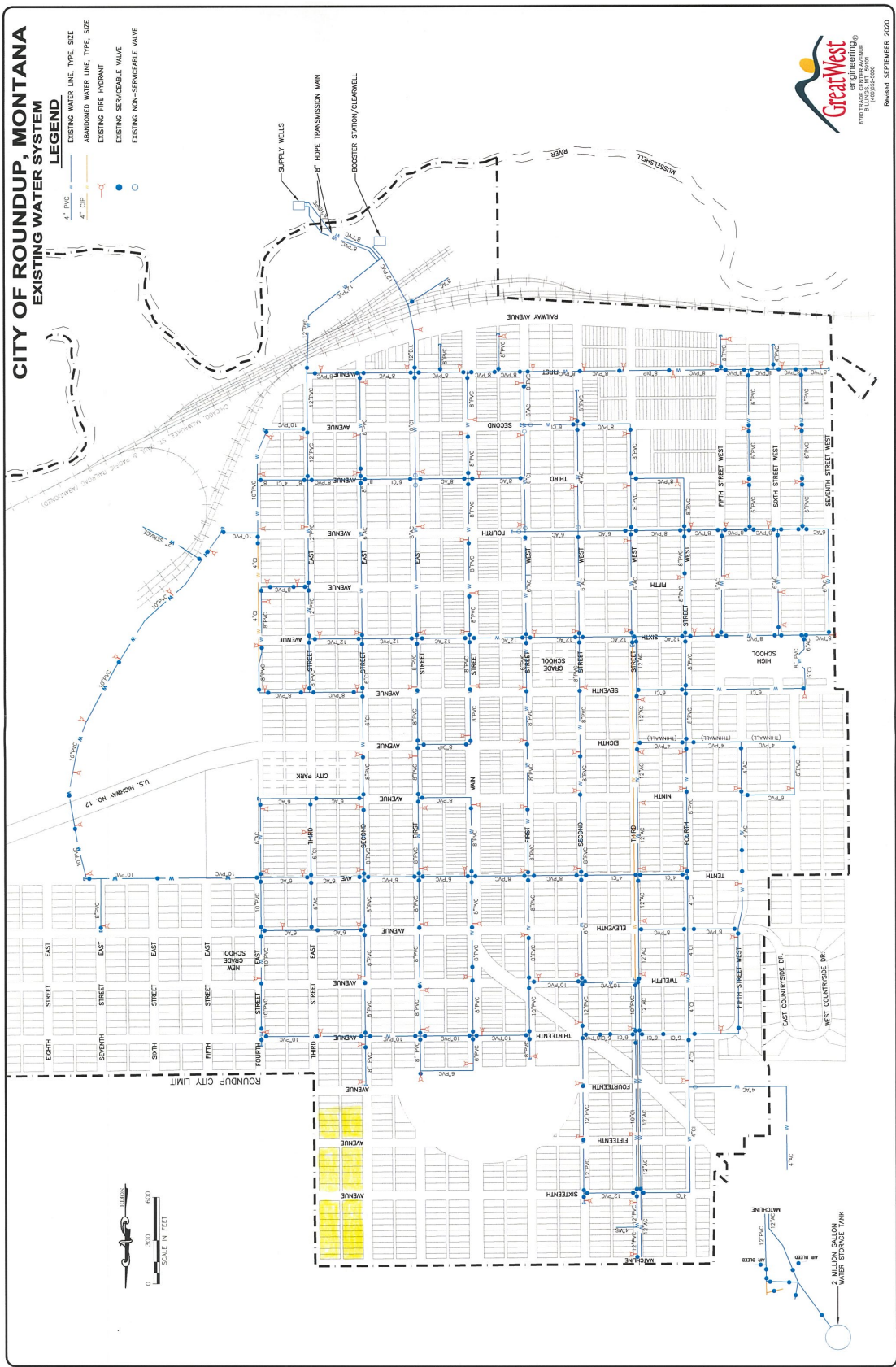
Passed and approved by the County Surveyor this 20th day of August 1918

Wm. J. French
County Surveyor

Filed for record this 5th day of Oct. 1918 at 2:20 o'clock P.M.

Wm. J. French
County Recorder
By Thomas M. Mundy
Clerk

Water Line



CITY OF ROUNDUP, MONTANA

ZONING CLASSIFICATION, FEBRUARY 2009

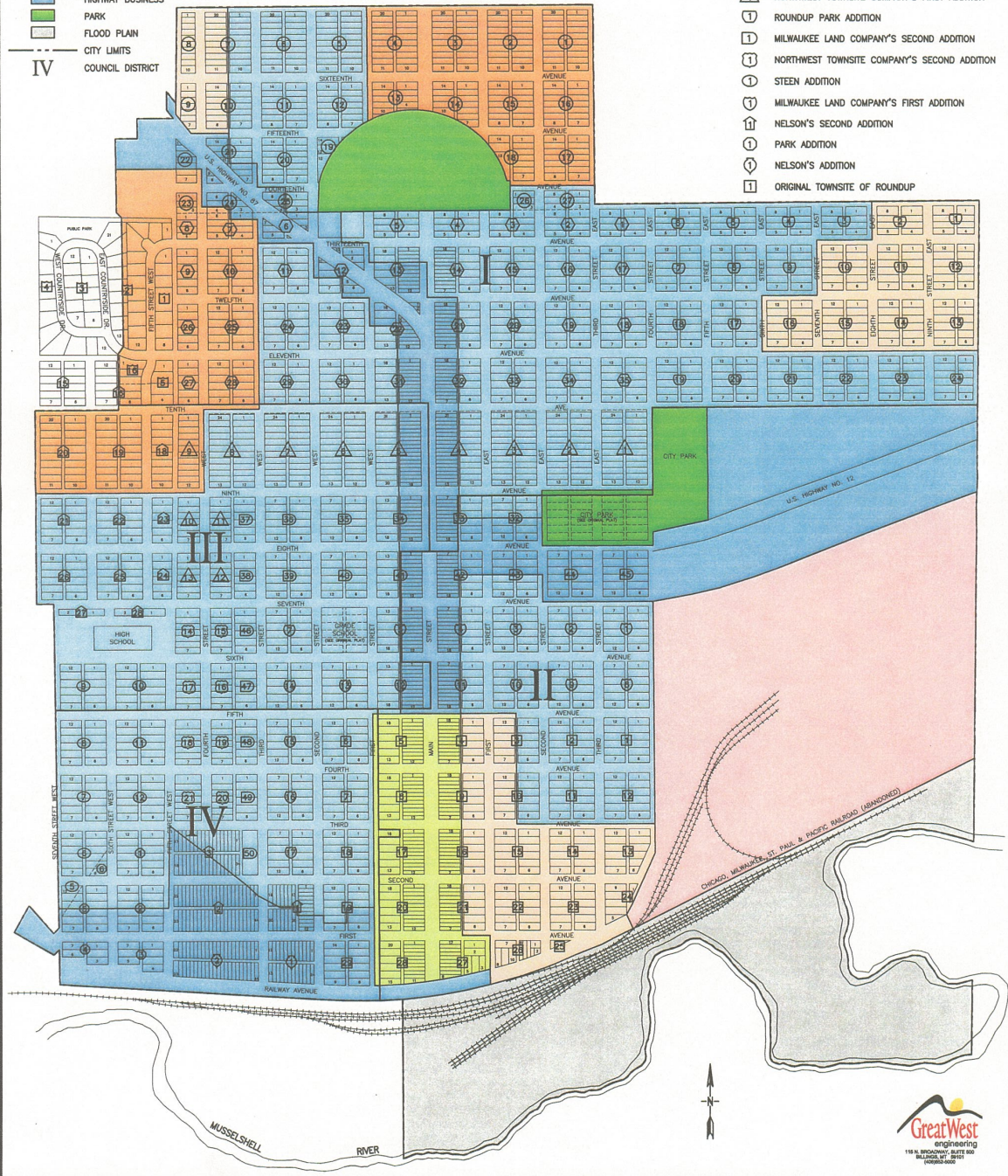
LEGEND

- R1
- R2
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- CENTRAL BUSINESS DISTRICT
- HIGHWAY BUSINESS
- PARK
- FLOOD PLAIN
- CITY LIMITS
- COUNCIL DISTRICT

IV

SUBDIVISIONS

- ① McCLEARY'S FIRST ADDITION
- ① COUNTRYSIDE SUBDIVISION
- ① NORTHWEST TOWNSITE COMPANY'S THIRD ADDITION
- ① FLORAL PARK ADDITION
- ① NORTHWEST TOWNSITE COMPANY'S FIRST ADDITION
- ① ROUNDUP PARK ADDITION
- ① MILWAUKEE LAND COMPANY'S SECOND ADDITION
- ① NORTHWEST TOWNSITE COMPANY'S SECOND ADDITION
- ① STEEN ADDITION
- ① MILWAUKEE LAND COMPANY'S FIRST ADDITION
- ① NELSON'S SECOND ADDITION
- ① PARK ADDITION
- ① NELSON'S ADDITION
- ① ORIGINAL TOWNSITE OF ROUNDUP



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