



**44 4th Street West/P.O. Box 188, Kalispell, MT 59901
Phone (406)755-5028, Fax (406)755-3299**

**Prepared Exclusively for:
Shantell Marx
Clearwater Montana Properties, Inc.
P.O. Box 490
Seeley Lake, MT 59868**

Date: **March 17, 2025**
Property Profile No.: **1178383-FT**
Last Grantee of Record: **Chris D Hagen and Tammie L Hagen**
Property Address (if of record): **9530 Lost Prairie Rd, Marion, MT 59925**
Brief Legal Description: **S12 T27N R26W CS 13389-A TR 3A IN N2N2**

Attachments:

- X Last Conveyance Deed
- X Tax Information
- Deed(s) of Trust or Mortgage(s)
- X Section Map
- Subdivision Plat Map
- X Certificate of Survey
- CC&R's
- X Property Report Card

Insured Titles appreciates your business. If we can be of further assistance please contact, **Dorinda S Gray** at **(406)755-5028**.

This information is furnished in conformance with the rules established by the Montana Commissioner of Securities and Insurance. A detailed examination of title may disclose additional liens and encumbrances not noted herein. Accordingly, it is not intended that this property profile be relied upon as a title report. Insured Titles is not responsible for any errors or omissions in the information provided.



0001803

Approved 5/22/2020 cw

AND WHEN RECORDED MAIL TO:

Chris D. Hagen and Tammie L. Hagen
2130 9th St. W. Ste 215
Columbia Falls, MT 59912

Filed for Record at Request of:
First American Title Company

Space Above This Line for Recorder's Use Only

Order No.: 897655-WT
Parcel No.: 0001803

**WARRANTY DEED
(Joint Tenancy)**

FOR VALUE RECEIVED,

**Charlene M. O'Neil, Trustee of the Charlene M. O'Neil Family Trust, u/d/t dated July 18, 2006
and Larry L. Luce, as Trustee of the Larry L. Luce Family Trust u/d/t dated July 18, 2006**

hereinafter called Grantor(s), do(es) hereby grant, bargain, sell and convey unto

Chris D. Hagen and Tammie L. Hagen

whose address is: **9530 Lost Prairie Rd, Marion, MT 59925**

hereinafter called Grantees, as joint tenants (and not as tenants in common) and to the survivor of said named joint tenants, and to the heirs and assigns of such survivor, the following described premises, in **Flathead** County, **Montana**, to-wit:

THAT PORTION OF THE NORTH HALF OF SECTION 12, TOWNSHIP 27 NORTH, RANGE 26 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, KNOWN AS:

PARCEL A, CERTIFICATE OF SURVEY NO. 13389.

SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Easements and encumbrances apparent or of record.

TO HAVE AND TO HOLD, the said premises, with its appurtenances unto the said Grantees, as joint tenants with the right of survivorship (and not as tenants in common) and to the heirs and assigns of the survivor of said named tenants forever. And the said Grantor(s) do(es) hereby covenant to and with Grantees, he/she or they) is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances except for taxes and assessments for current and subsequent years and he (she or they) will warrant and defend same from all lawful claims whatsoever.



FLATHEAD COUNTY Montana

Shopping Cart: 0 items [\$0.00]

New Search

History

Payoff

Pay Taxes

Help

Assessor#: 0001803

Status: Paid

Receipt: 29149

2024 Owner(s):
HAGEN CHRIS D & TAMMIE L

Mailing Address:

2130 9TH ST W STE 215
COLUMBIA FALLS, MT 599124416

Legal Description:

S12, T27 N, R26 W, CS 13389-A, TR 3A IN N2N2

Tax Comparison

2024 Value:

Market: \$364,481
Taxable: \$4,769

Detail

2024 Taxes:

First Half: \$971.32 **Due:** 11/30/2024
Second Half: \$971.31 **Due:** 5/31/2025
Total: \$1,942.63

View Pie Charts

Show Current Tax Bill

Detail

2024 Payments:

First Half: \$971.32
Second Half: \$971.31
Total: \$1,942.63

(May include penalty & interest)

2024 Legal Records:

Geo Code: 07-3828-12-1-01-01-0000 **Instru#:** 202000013369 **Date:** 2020-05-22

Property address: 9530 LOST PRAIRIE RD, MARION MT 59925

TRS: T27 N, R26 W, Sec. 12

Legal: S12, T27 N, R26 W, CS 13389-A, TR 3A IN
N2N2

Short: CS 13389-A, TR 3

Acres: 30.33

Note: The accuracy of this data is not guaranteed. Only one search criterion is required (e.g, Parcel # or Owner Name). Entering additional criteria can result in an incomplete search.

Property Tax data was last updated 03/17/2025 12:05 AM.

Send Payment To:

Flathead County Treasurer
290 A North Main
Kalispell, MT 59901
(406) 758-5680



FLATHEAD COUNTY Montana

Shopping Cart: 0 items [\$0.00]

New Search

Detail

Payoff

Help

Assessor#: 0001803

Status: Paid

Type: RE

Owner: HAGEN CHRIS D & TAMMIE L

History:

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
2024	29149	10/07/2024	\$1,942.63	11/2/2024 11/2/2024	\$971.32 \$971.31	
2023	202301619	09/29/2023	\$301.16	11/16/2023 11/16/2023	\$150.59 \$150.57	
2023	202388936	02/28/2024	\$7.72	4/4/2024	\$0.00 \$7.72	
2022	202223038	11/01/2022	\$245.94	11/8/2022 11/8/2022	\$122.98 \$122.96	
2021	202122760	11/01/2021	\$254.71	11/2/2021 11/2/2021	\$127.37 \$127.34	
2020	202022373	11/01/2020	\$61.09	11/17/2020 11/17/2020	\$30.56 \$30.53	

**** Paid Amount may include penalty & interest**

Note: The accuracy of this data is not guaranteed. Only one search criterion is required (e.g. Parcel # or Owner Name). Entering additional criteria can result in an incomplete search.

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Flathead County Treasurer
290 A North Main
Kalispell, MT 59901
(406) 758-5680



Flathead County Treasurer
Adele Krantz, Treasurer
 290 A North Main
 Kalispell, MT 59901
 (406) 758-5680
https://flathead.mt.gov/property_tax

County Tax Bill

Tax Year 2024

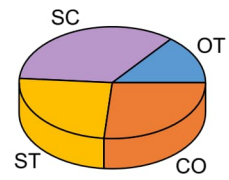
23379*62**G50**0.596**1/2*****AUTO5-DIGIT 59937
 HAGEN CHRIS D & TAMMIE L
 2130 9TH ST W PMB 215
 COLUMBIA FALLS MT 59912-4416



Assessor #:	0001803
Tax District	032527 / Pleasant Valley Elemen
Geo Code	07382812101010000
Mill Levy:	349.460
Market Value:	364,481
Real Estate:	1,158
Building & Improvements:	3,611
Personal Property:	0
Exemption:	0.00
Taxable Value:	4,769

Key Taxing Authority	Levy	Total Due	Key Taxing Authority	Levy	Total Due	Legal Description
CO 911 GENER OBLIG BON	0.910	\$4.34	SC SD 27 TRANSPORTATIO	1.030	\$4.92	SCT: 12 TWN: 27 N RNG: 26 W
CO AIRPORT	2.000	\$9.54	CO SEARCH & RESCUE	1.000	\$4.76	CS 13389-A, TR 3A IN N2N2
CO AREA AGENCY ON AGIN	0.470	\$2.24	CO SHERIFF	27.370	\$130.52	Physical Address: 9530 LOST PRAIRIE RD
CO BOARD OF HEALTH	4.000	\$19.08	CO SPECIAL EMS PROGRA	2.000	\$9.54	
CO BRIDGE	1.590	\$7.58	SC TRANSPORTATION	1.390	\$6.62	
CO CO PERM MED LEVY	7.960	\$37.96	ST UNIVERSITY MILLAGE	6.000	\$28.62	
SC COMMUNITY COL. RET.	2.750	\$13.12	TOTAL LEVY	349.460	\$1,666.57	
CO COMP INSURANCE	4.360	\$20.80	OT COUNTY FIRE SERVICE		\$90.00	
CO COUNTY LIBRARY	4.210	\$20.08	OT FCSW Fee - Residential		\$92.84	
CO COUNTY PARKS	1.060	\$5.06	OT FECC SPECIAL DIST		\$34.88	
CO COUNTY PLANNING	1.030	\$4.92	OT SOIL & WATER CONSERV		\$5.34	
CO COUNTY POOR FUND	0.180	\$0.86	OT STATE FORESTER		\$53.00	
CO COUNTY RETIREMENT	7.820	\$37.30	TOTAL TAX		\$1,942.63	
CO COUNTYWIDE MOSQUIT	0.500	\$2.38				
CO DISTRICT COURT	0.810	\$3.86				
ST ELEM GENERAL MAINT	33.000	\$157.38				
SC ELEM RETIREMENT	14.020	\$66.86				
CO EMS	1.000	\$4.76				
ST EQUALIZATION MILLAG	40.000	\$190.76				
CO EXTENSION	0.330	\$1.58				
CO FAIR	0.560	\$2.67				
SC FHS BUILDING RESERV	0.920	\$4.38				
SC FHS BUS RESERVE	0.840	\$4.00				
SC FHS DEBT SERVICE	11.590	\$55.28				
SC FHS DEBT SRV NEW BO	5.690	\$27.14				
SC FHS FLEX	1.560	\$7.44				
SC FHS GENERAL	24.340	\$116.08				
SC FHS TRANSPORTATION	9.410	\$44.88				
SC FHS TUITION	2.500	\$11.92				
SC FVCC ADULT EDUCATIO	0.990	\$4.72				
SC FVCC DEBT SERVICE	1.920	\$9.16				
SC FVCC GENERAL	6.810	\$32.48				
SC FVCC PERMIS MED LEV	3.310	\$15.78				
CO GENERAL	18.810	\$89.70				
CO GROUP INSURANCE	0.130	\$0.62				
ST HIGH SCH GEN MAINT	22.000	\$104.92				
SC HIGH SCH RETIREMENT	7.030	\$33.52				
CO JUVENILE DETENTION	0.340	\$1.62				
CO NOXIOUS WEEDS	0.970	\$4.62				
CO PERM SRS LEVY	0.300	\$1.44				
CO PORT AUTHORITY	1.090	\$5.20				
CO PUBLIC TRANSIT	0.550	\$2.62				
CO ROAD	16.280	\$77.64				
SC SD 27 BLDG RESERVE	4.460	\$21.26				
SC SD 27 BUS DEPRECIATI	3.440	\$16.40				
SC SD 27 GENERAL	36.830	\$175.64				

Distribution Breakdown



Authority	Percentage	Amount
CO	26.42%	\$513.29
ST	24.80%	\$481.68
SC	34.57%	\$671.60
OT	14.21%	\$276.06

2nd Half:	\$971.31
2nd Half Due:	05/31/2025

Assessor No:	0001803
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NO SECOND HALF NOTICE WILL BE SENT. YOUR CHECK IS YOUR RECEIPT. STUBS MUST ACCOMPANY PAYMENT. FOR A COPY OF YOUR TAX RECEIPT INCLUDE A SELF ADDRESSED STAMPED ENVELOPE.

HAGEN CHRIS D & TAMMIE L
 2130 9TH ST W STE 215
 COLUMBIA FALLS MT 59912-4416

MAKE CHECK PAYABLE TO:
Adele Krantz
Flathead County Treasurer
 290A N MAIN ST
 KALISPELL, MT 59901-3946

1st Half:	\$971.32
1st Half Due:	11/30/2024
Full Year Total:	\$1,942.63
Total Due Date:	11/30/2024

Assessor No:	0001803
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NO SECOND HALF NOTICE WILL BE SENT. YOUR CHECK IS YOUR RECEIPT. STUBS MUST ACCOMPANY PAYMENT. FOR A COPY OF YOUR TAX RECEIPT INCLUDE A SELF ADDRESSED STAMPED ENVELOPE.

HAGEN CHRIS D & TAMMIE L
 2130 9TH ST W STE 215
 COLUMBIA FALLS MT 59912-4416

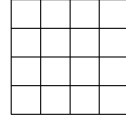
MAKE CHECK PAYABLE TO:
Adele Krantz
Flathead County Treasurer
 290A N MAIN ST
 KALISPELL, MT 59901-3946



THIS MAP IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. NO ASSURANCES ARE MADE AS TO THE QUANTITY OF THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND OR OF ANY IMPROVEMENT TO THE LAND.
INSURED TITLES

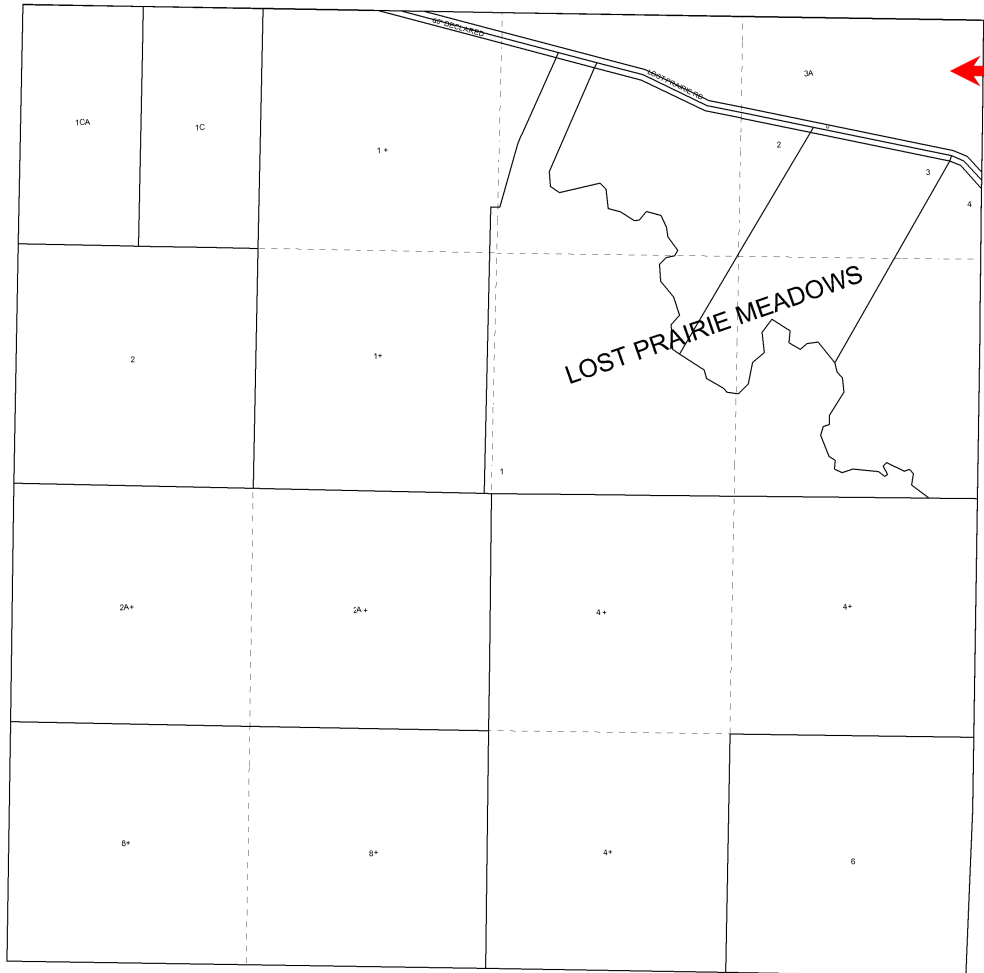
12 27 26

SCALE 1" = 400'



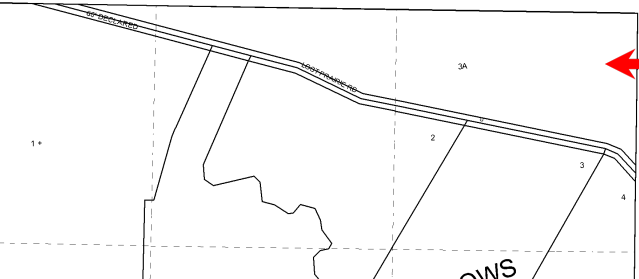
THIS MAP IS PREPARED ONLY FOR THE ADMINISTRATIVE USE OF FLATHEAD COUNTY AND IS NOT NECESSARILY AN ACCURATE REPRESENTATION OF THE LOCATION OR EXISTENCE OF TRACTS OF RECORD, THEIR BOUNDARIES OR EASEMENTS AND ROADWAYS.

INFORMATION
SUBDIVISION ACRES
SECTION 640.00
SMT LOT
C
AUC 10 1/4 40.00
SURVEYS OF RECORD
453148- EASE
C.S.
12486- 1, 2, 3, 6, 7 WITH
12388- 2A
12386- 1, 5
12422- 1, 1C
12512- 1C, 2CA FT
20117- 2, 2A, 4, 6 BLA



02/03/2016

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OR OF ANY IMPROVEMENT TO THE LAND.
INSURED TITLES



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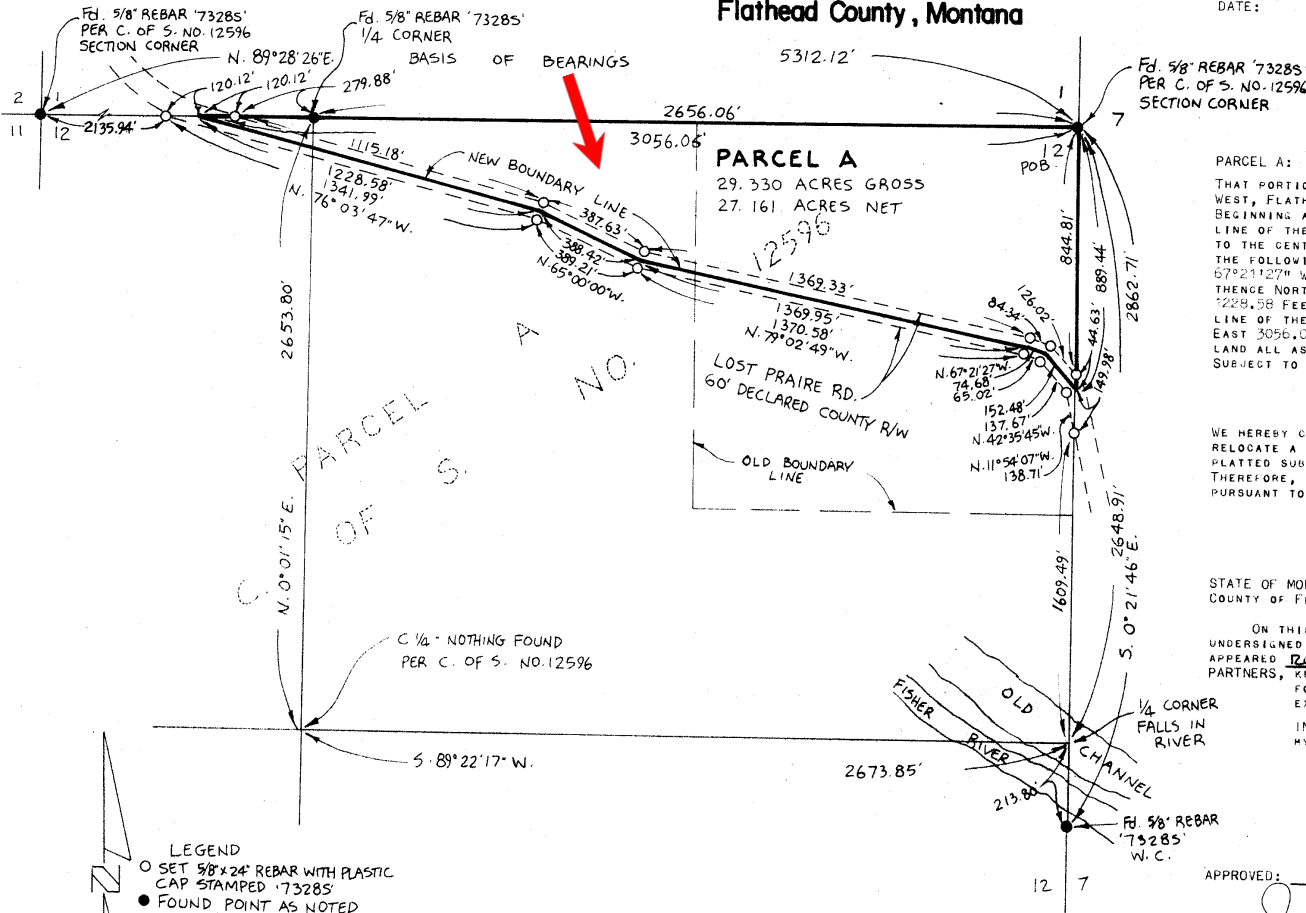
119213 - 0709350

CERTIFICATE OF SURVEY

N 1/2, Sec. 12, T27N R26W

Flathead County, Montana

Fee owner: Randall Trust
 OWNERS: LOST PRAIRIE PARTNERS
 PURPOSE: PARCEL A: BOUNDARY LINE ADJUSTMENT
 DATE: OCTOBER 30, 1996



PARCEL A
 29.330 ACRES GROSS
 27.161 ACRES NET

LEGAL DESCRIPTION
 PARCEL A:
 THAT PORTION OF THE NORTH 1/2, SECTION 12, TOWNSHIP 27 NORTH, RANGE 26 WEST, FLATHEAD COUNTY, MONTANA DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SECTION 12; THENCE ALONG THE EAST LINE OF THE NORTHEAST 1/4, SECTION 12 SOUTH 00°21'40" EAST 889.44 FEET TO THE CENTER LINE OF LOST PRAIRIE ROAD; THENCE ALONG THE CENTER LINE THE FOLLOWING COURSES: NORTH 42°35'45" WEST 152.48 FEET; THENCE NORTH 67°21'27" WEST 74.68 FEET; THENCE NORTH 79°02'49" WEST 1369.95 FEET; THENCE NORTH 65°00'00" WEST 388.42 FEET; THENCE NORTH 76°03'47" WEST 1228.58 FEET TO THE NORTH LINE OF SECTION 12; THENCE, LEAVING THE CENTER LINE OF THE ROAD, ALONG THE NORTH LINE OF SECTION 12 NORTH 89°28'26" EAST 3056.06 FEET TO THE POINT OF BEGINNING CONTAINING 29.330 ACRES OF LAND ALL AS SHOWN HEREON.
 SUBJECT TO COUNTY ROAD RIGHT OF WAY AS SHOWN.

OWNER CERTIFICATION
 WE HEREBY CERTIFY THAT THE PURPOSE OF THIS DIVISION OF LAND IS TO RELOCATE A COMMON BOUNDARY LINE BETWEEN ADJOINING PROPERTIES OUTSIDE A PLATTED SUBDIVISION AND THAT NO ADDITIONAL PARCELS ARE HEREBY CREATED. THEREFORE, THIS DIVISION OF LAND IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-5-207(1)(A), MCA.

BY: Robert L. Spoklie
 LOST PRAIRIE PARTNERS

STATE OF MONTANA }
 COUNTY OF FLATHEAD } ss.

ON THIS 30th DAY OF OCTOBER, 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE AFORESAID, PERSONALLY APPEARED ROBERT L. SPOKLIE, A REPRESENTATIVE OF LOST PRAIRIE PARTNERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

David C. Halverson
 NOTARY PUBLIC FOR THE STATE OF MONTANA
 RESIDING AT KALISPELL, MONTANA
 MY COMMISSION EXPIRES 12/28/98

APPROVED: Nov. 8 1996

Jan H. Butts
 EXAMINING LAND SURVEYOR
 REGISTRATION NO. 5428 S

CERTIFICATE OF SURVEYOR
David Marquardt
 DAWN MARQUARDT
 REGISTRATION NO. 7328 S

STATE OF MONTANA
 COUNTY OF FLATHEAD
 FILED ON THE 5 DAY OF May, 1998, A.D., AT 3:35 O'CLOCK
P.M.

Susan W. Haverfield
 COUNTY CLERK AND RECORDER

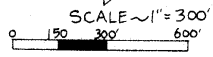
BY Char Jerry
 DEPUTY

\$5.50 13389

INSTRUMENT REG. NO. 199812515350

CERTIFICATE OF SURVEY No. 13389

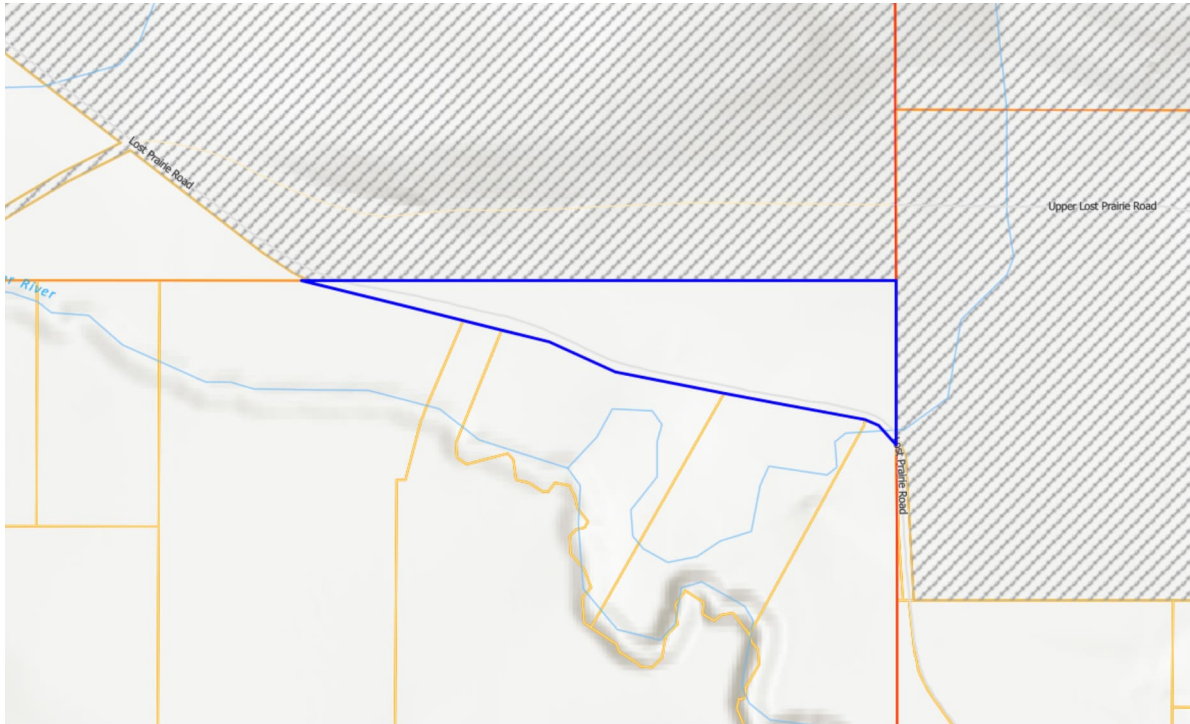
LEGEND
 ○ SET 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED '73285'
 ● FOUND POINT AS NOTED



Marquardt Surveying, Inc.
 285 1st AVE. E.N.
 KALISPELL, MONTANA 59901
 PHONE (406) 755-6285

Tax Year: 2024

Scale: 1:9457.95 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Agricultural and Timber Properties

Geocode: 07-3828-12-1-01-01-0000

Assessment Code: 0000001803

Primary Owner:

HAGEN CHRIS D & TAMMIE L
2130 9TH ST W STE 215
COLUMBIA FALLS, MT 59912-4416
Note: See Owners section for all owners

Property Address:

9530 LOST PRAIRIE RD
MARION, MT 59925

Certificate of Survey: 13389-A

Legal Description: S12, T27 N, R26 W, CS 13389-A, TR 3A IN N2N2

Last Modified: 9/13/2024 19:46:8 PM

Tax Year: 2024

General Property Information

Neighborhood: 207.750.0	Property Type: IMP_R - Improved Property - Rural
Living Units: 0	Levy District: 07-0325-27 - MAIN
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership: General: 0	Limited: 0

Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	6.22	343
Total Ag Land	6.22	343
Total Forest Land	23.11	20132
Total Market Land	1	78200

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
5/22/2020			5/22/2020	202000013369	Warranty Deed
9/27/2011			9/27/2011	201100019776	Grant

Owners

Party #1

Default Information:	HAGEN CHRIS D & TAMMIE L 2130 9TH ST W STE 215 COLUMBIA FALLS, MT 59912-4416
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	9/9/2020 12:44:32 PM

Tax Year: 2024

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	98675	267480	366155	COST
2023	20640	25830	46470	COST
2022	20646	23260	43906	COST

Market Land

Market Land Item #1

Method: Acre	Type: 1 Ac. beneath Improvements (for dwlg on Forest Land)
Width: n/a	Depth: n/a
Square Feet: n/a	Acres: 1
Class Code: 2003	Value: 78200

Dwellings

Dwelling #1

Dwelling Information

Dwelling Type SFR	Style 03 - Ranch	Year Built 2023
Residential Type: SFR	Style: 03 - Ranch	
Year Built: 2023	Roof Material: 5 - Metal	
Effective Year: n/a	Roof Type: 3 - Gable	
Story Height: 1.0	Attic Type: 0 - None	
Grade: 5	Exterior Walls: 1 - Frame	
Class Code: 3301	Exterior Wall Finish: 6 - Wood Siding or Sheathing	
Year Remodeled: n/a	Degree Remodeled: n/a	

Mobile Home Details

Manufacturer: n/a	Serial #: n/a
Width: n/a	Length: n/a
Model: n/a	

Basement Information

Foundation: 3 - Slab	Finished Area: n/a
Daylight: n/a	Basement Type: 0 - None
Quality: n/a	

Heating/Cooling Information

Tax Year: 2024

Type: Non-Central		System Type: 10 - Mini-Split				
Fuel Type: 4 - Electricity		Heated Area: n/a				
Living Accomodations						
Bedrooms: 2		Family Rooms: n/a				
Full Baths: 1		Half Baths: 1				
Addl Fixtures: 3						
Additional Information						
Fire Places		Stacks: n/a				
Stories: n/a		Prefab/Stove: n/a				
Openings: n/a						
Garage Capacity: n/a		Cost & Design: n/a				
Flat Add: n/a		% Complete: n/a				
Description: n/a						
Dwelling Ammenities						
View: n/a		Access: n/a				
Area Used in Cost						
Basement: n/a		Addl Floors: n/a				
First Floor: 1200		Second Floor: n/a				
Half Story: n/a		Unfinished Area: n/a				
Attic: n/a		SFLA: 1200				
Depreciation Information						
CDU: n/a		Physical Condition: Average (7)				
Desirability Property: Good (8)		Location: Average (7)				
Depreciation Calculation						
Age: n/a		Pct Good: 0.97				
RCNLD: 241230						
Additions / Other Features						
Lower Addtns	First 11 - Porch, Frame, Open	Second	Third	Area 240	Year 0	Cost 13087
No additional features exist for this property						

Other Buildings

Tax Year: 2024

Outbuilding/Yard Improvement #1

Type: Residential	Description: RRG6 - Pole Garage, 4-sided, Wood Clad
Quantity: 1	Year Built: 2020
Grade: A	Condition: Res Average
Functional: n/a	Class Code: 3301
Dimensions	
Width/Diameter: 30	Length: 48
Size/Area: 1440	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #2

Type: Residential	Description: AAL1 - Lean-to, 1 story, pole frame
Quantity: 1	Year Built: 2020
Grade: A	Condition: Res Average
Functional: n/a	Class Code: 3301
Dimensions	
Width/Diameter: 14	Length: 48
Size/Area: 672	Height: n/a
Bushels: n/a	Circumference: n/a

Commercial

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: Forest	Irrigation Type: n/a
Class Code: 1901	Timber Zone: 1
Productivity	
Quantity: 287.77	Commodity: Timber
Units: Board Feet/Acre	
Valuation	
Acres: 23.11	Per Acre Value: 871.13
Value: 20132	

Tax Year: 2024

Ag/Forest Land Item #2

Acre Type: NQ - Non Qualified Ag Land
Class Code: 1701

Irrigation Type: n/a
Timber Zone: n/a

Productivity

Quantity: n/a
Units: Non Qual

Commodity: n/a

Valuation

Acres: 6.22
Value: 343

Per Acre Value: 55.08

Easements

No easements exist for this parcel

Disclaimer

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