

BLOXHAM RANCHES LOTS
Great Falls, Montana

LOCATION: These lots are located 4 miles north of Great Falls, Montana just off the paved Bootlegger Trail.



ACREAGE: There is a total of 243.75 acres. It has been subdivided into 11 Lots with each lot a little over 22 acres. The property may be purchased in its entirety or by the lot.



WATER: Some residents in the area use cisterns and some have drilled wells. The wells are quite deep.

The Homestead Acres Water District can provide water to lots 11, 12 and all lots on Red Deer Lane. There is a fee to tap into the mainline plus the cost of a saddle, meter (3/4

inch service) and a curb box. The cost of piping water to a home site is in addition to the above and the responsibility of the lot/home owner. There is a monthly fee for which 12,000 gallons of water per month is supplied. If more water is used there is an additional charge.



TAXES: Estimated at \$50.00 per lot.

PRICE: The entire tract of land is priced at \$268,125.00 or by the lot at \$1,100.00 per acre.

CLICK ON THE FOLLOWING LINK FOR MORE PICTURES AND MAPS
[LOCATOR MAP](#)
[PLAT MAP](#)

FOR MORE INFORMATION:

[E-MAIL JOHN BINK](#) = ☎ 406-264-5717 (Home) 406-799-5507 (Cell)

[E-MAIL CHARLIE WHITE](#) = ☎ 406-727-4445 (Home) 406-799-0406 (Cell)

CALL TOLL FREE HOLIDAY REALTY 866-873-8635

DISCLOSURE NOTE: The information contained herein has been supplied by the Owner to Holiday Realty and/or compiled by Holiday Realty from other sources deemed to be reliable. All information contained herein is not guaranteed to be accurate and the reader of this brochure should independently verify all such information, i.e. number of acres involved, classification of those acres, carrying capacity, estimates of productivity or yield, water rights, etc. Maps are for orientation purposes only. Boundary lines are drawn as accurately as possible, but are not exact. These maps are not to be construed as either a survey or a legal description. Acreages are stated for information only. This property is being sold by the tract or unit and exact acreages are not warranted or guaranteed by Seller or Agent.