

823 Ollie St

Special Showing Instructions & Property Info

Showing Instructions:

1. Vacant; Show Anytime

Offer Instructions:

1. Title Company: First Montana Title Co; Dave Deming - allow 24-48 Hours for a response

Reason for Selling:

Relocating/Downsizing - please allow 24-48 hours for response

Utilities:

Water: Well - Water treatment under kitchen sink - Culligan (406) 628-6059 services \$50 yearly- plus the cost of new filters - system owned by sellers

1 Ditch Share through Big Ditch: - Rebecca Parkins - 406-652-2822

Gas: Montana-Dakota Utilities - 800-638-3278 (Average \$75)

Electric: Yellowstone Electric Co-Op - (406) 348-3411 (Average \$100)

Garbage: Republic - 406-248-5400 (Average \$82.13 billed quarterly)

Property Information:

Mailbox Info: Across the street with the other neighbor's mailboxes

Garage/Parking: Attached/5 car (3 car Heated) - Extra Parking for RV/Boat

Garbage Day: currently with Republic - Tuesday

Security System: No contract - Hardware to stay, Exterior Cameras to stay

Leased Equipment: None

Stay/Go List:

1. Washer/dryer - STAY
2. Shed, Lawn art - Wagon Wheels, Tractor - STAY
3. Shelving and cabinets in mud room and garages - STAY
4. TV and Mount in Living Room - STAY
5. Cabinets in Bathrooms - STAY
6. Garage Heater in 3 Stall Garage - STAY
7. Alarm Hardware, Cameras on Exterior of Home - STAY
8. Riding Lawn Mower - Negotiable

Other Important Information: Ollie is a private road - snow removal and maintenance of the road is taken care of by the neighbors - they all have equipment and take care of the snow removal, if the private road needs repaired - all of the owners in that area would be responsible for that expense, NO HOA