

15915 Heather Ln

Special Showing Instructions & Property Info

Showing Instructions:

Please give 48 hr notice for showings. Need to plan ahead with kiddos for cleaning up for showings.

Offer Instructions:

1. Title Company: First Montana Title Co; Dave Deming
2. Please allow 48 hrs for a response time on offers

Reason for Selling:

Relocating to new state

Utilities:

Water: 2 cisterns, seller does not know the size of the tanks. He has paid \$140 to fill tanks from Eagle Water; Just calls when low but could get on a scheduled
tel: 406-690-2017

1. Well: Seller never used; Condition Unknown

Gas: Propane tank leased from Valley Farmer Supply. 500 gallons. Approx: \$65 per year to lease. Unsure of the last amount to fill the tank, varies based on propane costs.

Electric: Yellowstone Valley Electric Cooperative - 406-348-3411

Property Information:

Mailbox Info: Out end of the road with other mailboxes for the area

Garage/Parking: No garage, lot of parking around the property

Garbage Day: Dumpster rented through Mackenzie (\$138/month); Service 2 times per month; Could get little ones, seller upgraded to the larger option versus smaller cans

Security System: None. Seller has cameras that record live, he plans to take with.

Leased Equipment:

1. Propane Tank: Last filled October 2024; 500 Gallon tank, Valley Farmer Supply, tel: 406-967-3100; \$65/year to lease. Unsure of the recent cost to fill, it varies on the cost of propane at the time.

Stay/Go List:

Washer/Dryer- STAY
Window Coverings/Curtain Rods & Hardware - STAY
Propane Tank - STAY
Electric Fireplace - STAY
Television Wall Mounts - STAY
Storage Shed - STAY
Refrigerator/Microwave/Oven/Dishwasher - STAY
Trampoline - STAY
BBQ Grill - STAY

*The seller is willing to let any larger furniture stay with the property (would prefer so he doesn't have to remove). Please let buyers know this information if they would like any of that to stay, add to a bill of sale.

Other Important Information from the seller:

- Views are pretty amazing
- Porch watched Northern Lights. Great Neighbors, help watch each others homes, good community feel
- Kids love to drive forewheeler around

Financing Information:

Seller bought the property FHA, and has the certificate for an FHA foundation. Verified prior to listing with a lender that this certification is all that is needed for future financing as well. See MLS attachments for certificate to verify with your lender that financing will not be an issue prior to submitting an offer.