

# 34830 E Post Creek Road

HWY 93 FRONTAGE & 4800 SF SHOP ON 20+ ACRES



ST IGNATIUS, MT

Offered at \$677,000

**Katie C. Ward**

REAL ESTATE

# OFFERING MEMORANDUM



**34830 E Post Creek Road**  
St Ignatius, Montana

Presented By



**Katie L. Ward**  
**Managing Broker**  
(406) 596-4000  
katie@katieward.com



**Jason Shreder**  
**Associate Broker**  
(406) 370-4436  
jshrederhousing@gmail.com



**LOT 1**

**Property Line is Approximate**

# PROPERTY OVERVIEW

**4800 sq. ft. Light Industrial Building on 20+ acres with beautiful Mission Mountain views, 1/4 mile of Hwy 93 Frontage and creek frontage in St. Ignatius, MT.** Useable property area with building approx. 1.45 ac.\*, plus developable acreage ideal for additional warehouse or storage units, approx. 3.75 ac\*. The 60'x80' metal building has power & is insulated. Operable windows on all sides, overhead doors & man doors on 3 sides provide ample access, natural light & ventilation. Open floor plan and 16ft + clear ceiling height offers an array of uses.

\* Note approx. usable property area outside of wetlands, see wetlands map pg 7.

## PROPERTY DETAILS

GEOCODE:	15-2868-13-2-01-17-0000
COUNTY-ZONING:	Lake County - UNZONED
LEGAL DESCRIPTION:	S13, T19 N, R20 W, C.O.S. 7675, ACRES 20.17, LT 1
LOT SIZE:	20.17 AC Gross
TAX ID:	21580 (12621*)
PROPERTY TAXES:	\$6745 *Note Taxes include adjacent Lot 2 property with home and improvements.
CITY SERVICES:	None
WELL:	New well must be drilled after closing. Current well services home on adjacent Lot 2 property.
SEPTIC:	Holding tank
IRRIGATION:	Yes - 4 Water Rights Associated with the Property

4,800 sq ft Metal Building  
(60' x 80')

Open Floor Plan

16.75' Wall Height - 24.5' Peak Height

3 - Powered Overhead Doors  
(14' H x 16' W)

3 - Outswing Man Door Access

8 - 4'x4' Operable Vinyl Windows

400 Amp Power - 3 Phase 208

6" Concrete Slab w/ 2' Footings

High visibility off Hwy 93 N  
7,000+ Daily Traffic Count

Ample Parking on Site

Easy 45 min. Commute to Missoula

22 miles South of Polson

**Tenant in place paying  
\$2700/month + utilities**

Storage Shed Not Included  
(By Tenant)





## CERTIFICATE OF SURVEY

A PORTION OF THE SW 1/4 SW 1/4 SEC. 13,  
T.19 N., R.20 W., P.M.M., LAKE COUNTY, MT.

### PURPOSE OF SURVEY & OWNERS' CERTIFICATE:

I HEREBY CERTIFY THAT THE PURPOSE OF THIS DIVISION IS TO TRANSFER LOT 1 AS SHOWN ON THIS C.O.S. TO LARRY LAWREN MY FATHER AND LOT 2 IS A REMAINDER, FURTHERMORE, I CERTIFY THAT I AM ENTITLED TO USE THIS EXEMPTION AND AM IN COMPLIANCE WITH ALL THE CONDITIONS IMPOSED BY LAW AND REGULATION ON THE USE OF THIS EXEMPTION. THEREFORE THIS DIVISION OF LAND IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207 (1b), M.C.A.

LOT 1 IS 20 ACRES OR GREATER, EXCLUSIVE OF PUBLIC ROADWAYS, AND IS THEREFORE NOT SUBJECT TO SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO I.L.C.A. 76-4-102 (2) (b) AS A REMAINDER OF AN ORIGINAL TRACT CREATED BY SUBDIVIDING A PARCEL FROM THE TRACT FOR PURPOSES OF TRANSFER BECAUSE THE REMAINDER IS 1 ACRE OR LARGER AND HAS AN INDIVIDUAL SEWAGE SYSTEM SERVING A DISCHARGE SOURCE THAT WAS IN EXISTENCE PRIOR TO APRIL 22, 1993, AND IF REQUIRED WHEN INSTALLED, THE SYSTEM WAS APPROVED PURSUANT TO LOCAL REGULATIONS OR I.L.C.A. TITLE 76, CHAPTER 4.

LOT 2 IS EXCLUDED FROM SANITATION REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO I.L.C.A. 76-4-102 (2) (b) AS A REMAINDER OF AN ORIGINAL TRACT CREATED BY SUBDIVIDING A PARCEL FROM THE TRACT FOR PURPOSES OF TRANSFER BECAUSE THE REMAINDER IS 1 ACRE OR LARGER AND HAS AN INDIVIDUAL SEWAGE SYSTEM SERVING A DISCHARGE SOURCE THAT WAS IN EXISTENCE PRIOR TO APRIL 22, 1993, AND IF REQUIRED WHEN INSTALLED, THE SYSTEM WAS APPROVED PURSUANT TO LOCAL REGULATIONS OR I.L.C.A. TITLE 76, CHAPTER 4.

### LEGAL DESCRIPTIONS

ENC. ENCOMPASSING PARCEL, LYING IN A PORTION OF THE SW 1/4 SW 1/4 SEC. 13, T.19 N., R.20 W., P.M.M., LAKE COUNTY, MT. DESCRIBED AS FOLLOWS:

THE POINT OF BEGINNING, BEING A CAPPED REBAR WHICH BEARS S81°10'54"E, A DISTANCE OF 10.00' FROM CORNER POSITION COMMON TO SECTIONS 13, 14, 23 & 24; THENCE, ALONG THE EASTERN RIGHT OF WAY LIMIT FOR US HIGHWAY 93 N0°16'02"E, A DISTANCE OF 130.79' TO AN UNCAPPED 5/8" REBAR, WHICH BEARS S88°50'56"E, 40.00' FROM THE E 1/4 CORNER POSITION COMMON TO SECTIONS 13 & 14; THENCE S69°02'50"E, A DISTANCE OF 148.86' TO THE E 1/4 1/4 CORNER; THENCE S71°18'17"E, A DISTANCE OF 131.75' TO THE E 1/4 1/4 CORNER; THENCE N67°15'41"W, A DISTANCE OF 148.28' TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 20.68 ACRES, MORE OR LESS, SUBJECT TO ALL RESTRICTIONS, RESERVATIONS AND EASEMENTS APPEARING OR OF RECORD.

LOT 1 LEGAL DESCRIPTION:  
LOT 1 AS SHOWN ON COS No. 7675-ET, LYING IN A PORTION OF THE SW 1/4 SW 1/4 SEC. 13, T.19 N., R.20 W., P.M.M., CONTAINING 20.17 ACRES, TOGETHER WITH AND SUBJECT TO ALL RESTRICTIONS, RESERVATIONS AND EASEMENTS, APPARENT OR OF RECORD.

LOT 2 LEGAL DESCRIPTION:  
LOT 2 AS SHOWN ON COS No. 7675-ET, LYING IN A PORTION OF THE SW 1/4 SW 1/4 SEC. 13, T.19 N., R.20 W., P.M.M., CONTAINING 8.51 ACRES, TOGETHER WITH AND SUBJECT TO ALL RESTRICTIONS, RESERVATIONS AND EASEMENTS, APPARENT OR OF RECORD.

THE MONTANA SUBDIVISION AND PLATTING ACT (MSA) IS INTENDED TO PROMOTE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE BY REGULATING THE SUBDIVISION OF LAND. THE SUBJECT PARCELS HAVE BEEN CREATED THROUGH THE USE OF AN EXEMPTION TO THE MSA AND THEREFORE THE APPLICANT HOLDS LAKE COUNTY PARCELS SINCE THE SUBJECT TRACTS HAVE NOT BEEN REVIEWED FOR SAFE ACCESS, ADEQUATE BUILDING SITES, EFFECTIVE AND EFFICIENT PROVISION OF PUBLIC SERVICES, ETC.

*Casey R. Lambers* 10-5-23  
CASEY R. LAWREN DATE

STATE OF MT  
COUNTY OF LAKE  
ON THIS 5th DAY OF Oct 2023  
BEFORE ME PERSONALLY APPEARED  
CASEY R. LAWREN, KNOWN TO ME TO BE THE PERSON  
WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT  
AND ACKNOWLEDGED TO THIS PERSON EXECUTED THE  
SAME.

*Lindsey Feistler*  
NOTARY PUBLIC  
Lindsey Feistler  
(NOTARY PRINTED)



607838-DEED J-9976  
607890-WARRANTY DEED  
607891-WARRANTY DEED

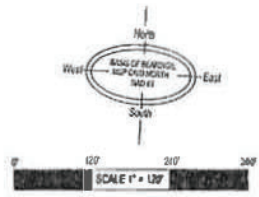
*Shelley Hill*  
LAKE COUNTY EXAMINER SURVEYOR DATE  
*Casey R. Lambers* Oct 12 2023  
LAKE COUNTY PLANNING DEPT. DATE  
*Debra K. Lusk* Oct. 10, 2023  
LAKE COUNTY SANITATION DEPT. DATE

WESTERN MONTANA LAND SERVICES  
P.O. BOX 1100  
PO BOX 1100  
MONTANA 59402  
OWNER: CASEY R. LAWREN S  
DATE: 10/21/2023  
PURPOSE: FAMILY TRANSFER

LOT B2  
TOSTE SUBSEQUENT MINOR SUBDIVISION

TRACT 1 COS No. 4213

- #### LEGEND
- DENOTES FOUND 5/8" REBAR WITH 2" AL. CAP KNOT
  - ⊙ DENOTES SET 5/8" X 24" REBAR WITH 1 1/4" YPC STAMPED "M. CARSTENS SMOULS"
  - DENOTES FOUND 5/8" REBAR WITH 1 1/4" YPC STAMPED "M. CARSTENS 98 KLS."
  - DENOTES 5/8" REBAR WITH NO CAP
  - ▲ DENOTES ANGLE POINT, NOTHING FOUND OR SET.
  - DENOTES FIXED CORNER POSITIONS
  - RM DENOTES REFERENCE MONUMENT
  - REC DENOTES RECORD DIMENSION AS NOTED
  - DENOTES 20' EASEMENT IN FAVOR LAKE COUNTY



TREASURER'S CERTIFICATE  
STATE OF MONTANA  
COUNTY OF LAKE  
I HEREBY CERTIFY THAT REAL PROPERTY TAXES ASSESSED AND LEVIED ON THE LANDS DESCRIBED IN THE WITHIN PLAT ARE PAID.  
THIS CERTIFICATE IS MADE AS REQUIRED BY SECTION 76-3-207 (3) M.C.A.  
DATED THIS 5th DAY OF Oct 2023  
*Lindsey Feistler*  
TREASURER

TRACT 1  
COS 4341  
REC. 337 64'



CERTIFICATE OF SURVEYOR

*Marc J. Carstens* 12.1.21  
MARC J. CARSTENS A PROFESSIONAL LAND SURVEYOR

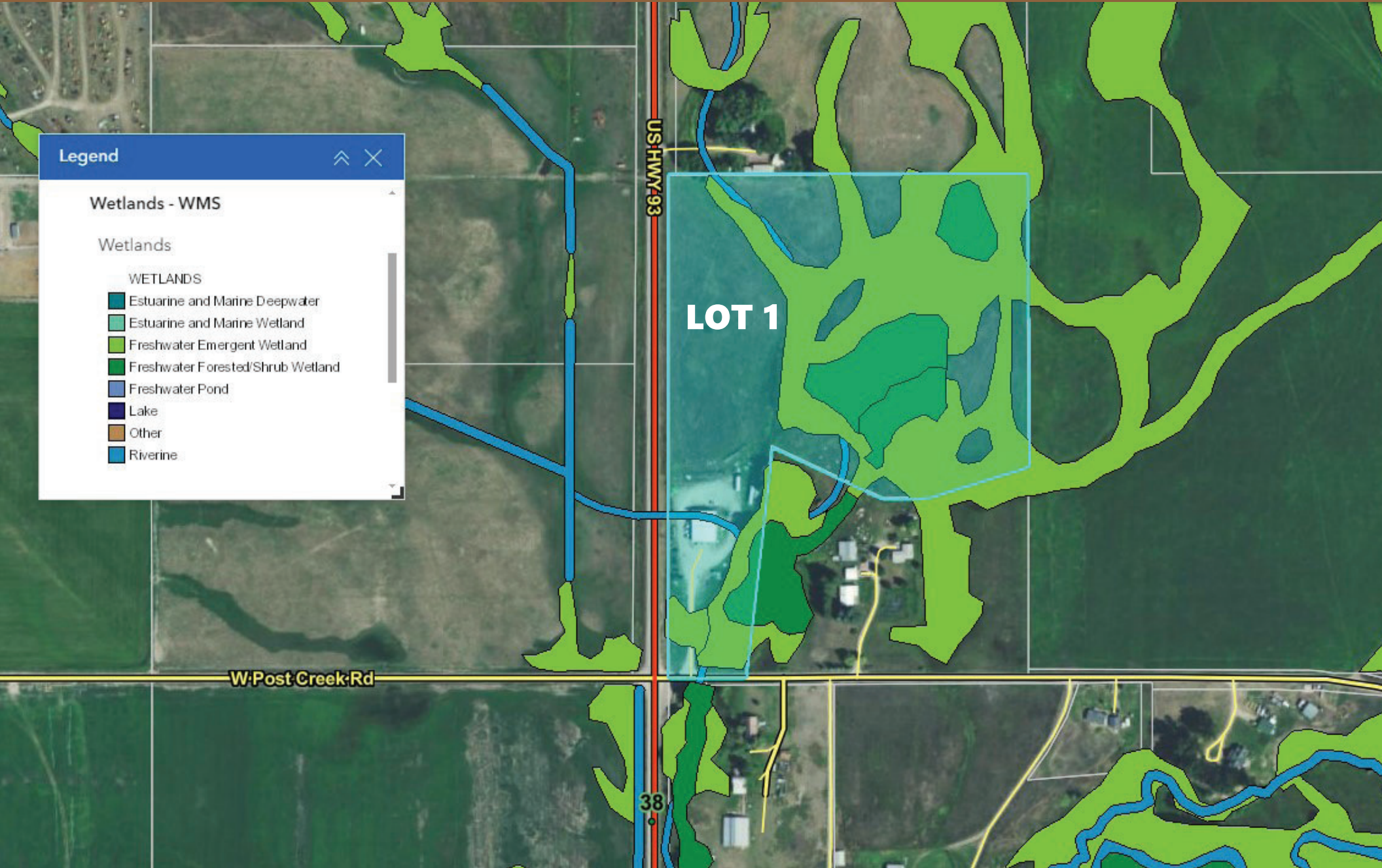


497839 COS Sub# 1  
STATE OF MONTANA LAKE COUNTY  
RECORDED: 10/13/2023 3:18 PM KLS: 1000  
RECORD STEELER: KLS: 1000 RECORDER  
FEE: \$25.00 BY: *Debra K. Lusk*  
BY: LKLS 60-257 MAGNUSSEN-ELDER 08/21/2023 10:58 AM

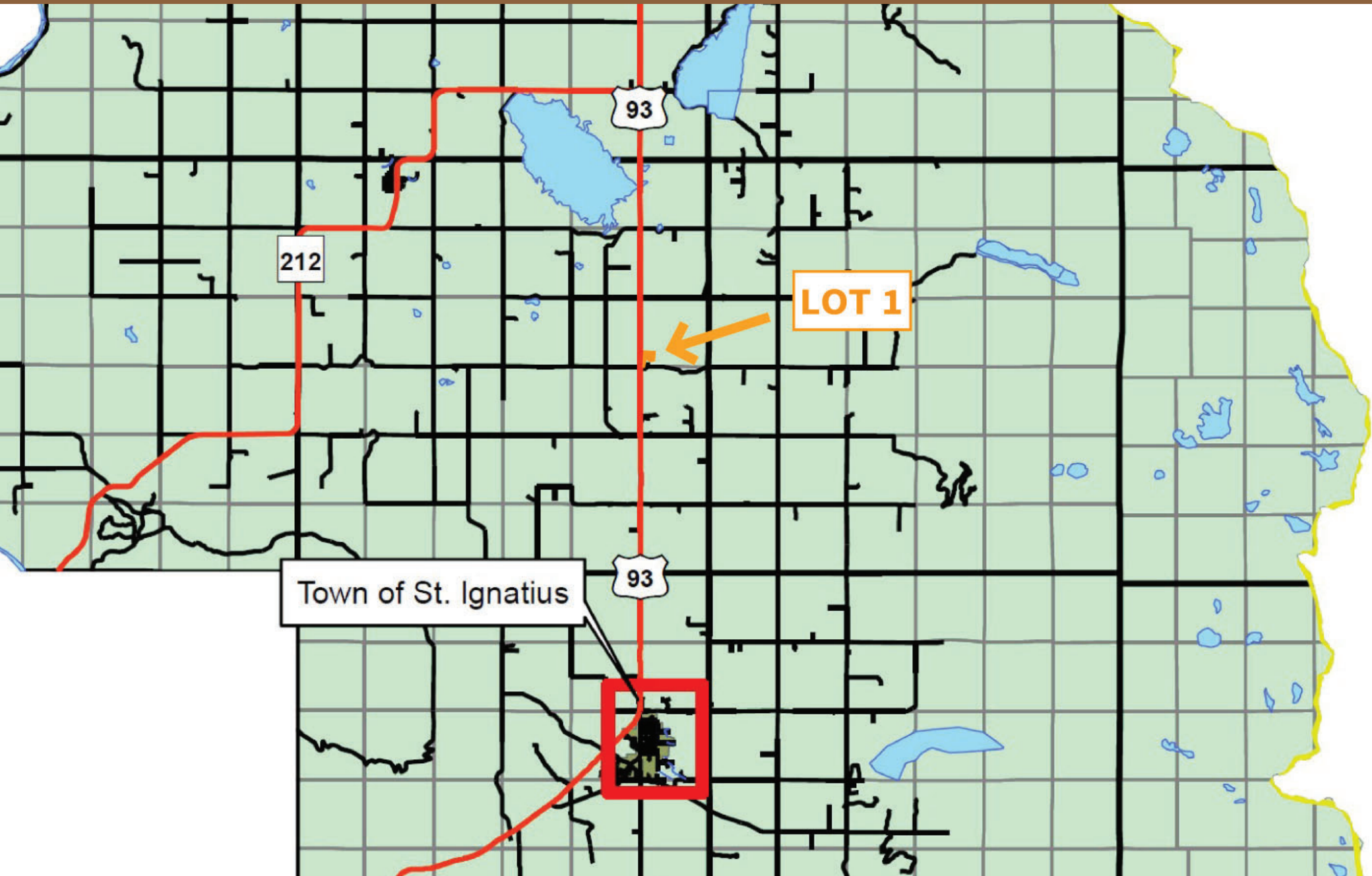
CERTIFICATE OF SURVEY NO. 7675-ET

SHEET 1 OF 1

This plat is provided solely for the purpose of assisting in locating the land and the company assumes no liability for variations, if any, with actual survey. Fidelity Title Agency of Lake County



# ZONING MAP (UNZONED)







# PROPERTY PHOTOS





# BUILDING PHOTOS



# BUILDING PHOTOS



# Katie L. Ward

REAL ESTATE

## Katie L. Ward

*Managing Broker*

Commercial & Development Specialist

---



406.596.4000



katie@katieward.com

## Jason Shreder

*Associate Broker*

---



406.370.4436



jshrederhousing@gmail.com



katieward.com

### DISCLAIMER

All information contained herein is derived from sources deemed reliable, however, it is not guaranteed by Katie L Ward LLC., Managing Brokers, Agents or Sellers. Offering is subject to error, omissions, prior sales, price change or withdrawal without notice and approval of purchase by Seller. We urge independent verification of each and every item submitted, to the satisfaction of any prospective purchaser.