



**BERKSHIRE HATHAWAY** | Montana Properties  
HomeServices

**Personal property inclusions are as follows:** 343/345 Montana Avenue (upstairs Range; upstairs Refrigerator; upstairs Dishwasher; downstairs Range; downstairs Refrigerator; downstairs Microwave), 341 Montana Avenue (Range; Refrigerator; Washer; Dryer).

**Miscellaneous property details to note:**

- According to the seller there are 10 available lots to lease. 7 lots are currently leased (6 lots are leased at \$300/month and the 7th lot is leased at \$400/month due to an encroachment on another lot. Please see the map detailing the three unused lots. The seller has stated “Everything a trailer needs to move in is available there: water, septic, and Northwestern Energy. Plus landline.”
- The property has been surveyed and the corners flagged by Mountain Plains, LLC. This was originally completed in 2021 and re-flagged right before listing in 2022. When re-flagging, the surveyor stated “I flagged them up and checked to make sure they were all there. The only one that I couldn’t check was the south westerly most corner to the southernmost lot. A four wheeler was on top of the location.”
- The mechanical equipment in the basement of 345/343 Montana Avenue provides water to both stick-built residences as well as to all of the mobile home tenants. We do not have a well log on file for the well system.
- There are four septic tanks located on the properties and these systems provide wastewater services for both stick-built residences and all of the mobile homes. Please note that the systems are being pumped 3-4 times per year and there are issues with drainage and correct operation. Please review the previous Pumper’s Report.
- All mobile home tenants are on month to month leases.
- According to Missoula City Development Services, there is city “water access on Montana Avenue and Randles Street.” They also stated that “there is [city] sewer access in the alley between Montana Avenue and Colorado Avenue.” Additionally, for Lots 27-30, “there is also sewer access to Randles Street.”