

MLS: 103564

Status: Active

# VacantLand

Address: 00 Castle Ridge Drive

**Price \$35,000**



[Photos](#)      [Docs](#)      [Maps](#)

City:	<b>Lewistown</b>	Internet Display:	<b>Yes</b>
State:	<b>MT</b>	Address Display:	<b>Yes</b>
Zip:	<b>59457</b>	Allow AVM:	<b>No</b>
County:	<b>Fergus</b>	Allow Blogging:	<b>No</b>
Zoning:		Auction:	<b>No</b>
Tax Year:	<b>2019</b>	CCRs:	
Taxes Apx:	<b>760</b>		
Assessors Code:			
Exemptions:			
SIDs:			
HOA/Condo Fee:			
Fee Assessed:			
Owner (Legal Name):	<b>Scott and Michele Raney Waltenbaugh</b>		
Owner Phone No.:			
Occupant Type:			
Occupant Name:			
Water Source:	<b>Public/Avail</b>		
Sewer:	<b>Septic Needed</b>		
Utilities:	<b>Nat. Gas at site, Elec. Avail</b>		
Terrain:			
Road Type:	<b>Gravel</b>		
Road Access:	<b>Public</b>		
Road Front Ft:			
Property Info:			
Land Type:			
Terms:			
Disclosures on File:			
Showing Instruc:	<b>vacant ground</b>		
Virtual Tour URL:			
Title Company:	<b>Realty Title Company</b>		

Lot Size:	<b>1.279 Acres</b>
Lot Size Range:	
Acres-Apx:	<b>1.28</b>
Tot Acres Range:	<b>1.01 - 8 Acres</b>
Survey:	
Waterfront Ft:	
Waterfront Type:	
Body of Water:	
Lot No.:	<b>9</b>
Views:	<b>Mountains</b>
Lot Type:	<b>Development Prop</b>

Public Remarks: **This lot sits less than a mile from the edge of Lewistown with views of four different mountain ranges. Lot includes city water and natural gas. It is zoned residential and is in the city limits. With 1.29 Acres you can built the house of your dreams and not have the neighbor so close they are looking in your windows.**

Agent Remarks:

Legal Desc: **Lot 9, Block 1, Castle Ridge Acres #3, Phase 2**

Directions: **From SW Ash Street and Castle Butte Road, drive South on Castle Butte Road. Continue on Castle Butte Road over the hill and take the first right onto Castle Ridge Drive. This lot will be on your left.**

Listing Date:	<b>04/08/2019</b>	Agent Int:	<b>No</b>	Agent Owned:	<b>No</b>	Lock Box:		DOM:	<b>26</b>	SOC %/\$:	<b>2.4</b>
Listing Agent:	<b>Joseph Irish</b>	Agent Phone:	<b>(406)350-3006x</b>	Co-list Agent:							