



**Stevensville Town Council Meeting
Agenda for
THURSDAY, OCTOBER 28, 2021
7:00 PM
208 Main Street, NVPL**

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comments (Public comment from citizens on items that are not on the agenda)
4. Approval of Minutes
 - a. 10/14/2021 Meeting Minutes
5. Approval of Bi-Weekly Claims
 - a. Claims #17085-#17113
6. Administrative Reports
7. Guests
8. Correspondence
9. Public Hearings
10. Unfinished Business
11. New Business
 - a. Discussion/Decision: 2021 Revised Preliminary Engineering Report
 - b. Discussion/Decision: American Rescue Plan Act Infrastructure Funding Round 2 Priorities
 - c. Discussion/Decision: Main Street Program Grant Contract Amendment
 - d. Discussion/Decision: Selection of a broker/firm to enter into a Professional Services Contract with the Town to supply real estate services
12. Executive Report
13. Town Council Comments
14. Board Reports
15. Adjournment

Welcome to Stevensville Town Council Chambers

We consider it a privilege to present, and listen to, diverse views.

It is essential that we treat each other with respect.

We expect that participants will:

- ✓ Engage in active listening
- ✓ Make concise statements
- ✓ Observe any applicable time limit

We further expect that participants will refrain from disrespectful displays:

- ✗ Profanity
- ✗ Personal Attacks
- ✗ Signs
- ✗ Heckling and applause

Guidelines for Public Comment

Public Comment ensures an opportunity for citizens to meaningfully participate in the decisions of its elected officials. It is one of several ways your voice is heard by your local government. During public comment we ask that all participants respect the right of others to make their comment uninterrupted. The council's goal is to receive as much comment as time reasonably allows. All public comment should be directed to the chair (Mayor or designee). Comment made to the audience or individual council members may be ruled out of order. Public comment must remain on topic, and free from abusive language or unsupported allegations.

During any council meeting you have two opportunities to comment:

1. During the public comment period near the beginning of a meeting.
2. Before any decision-making vote of the council on an agenda item.

Comment made outside of these times may not be allowed.

Citizens wishing to speak during any public comment period should come forward to the podium and state their name and address for the record. Comment may be time limited, as determined by the chair, to allow as many people as possible to comment. Comment prior to a decision-making vote must remain on the motion before the council.

Thank you for observing these guidelines.

File Attachments for Item:

- a. 10/14/2021 Meeting Minutes

**Stevensville Town Council Meeting Minutes for
THURSDAY, OCTOBER 14, 2021, 7:00 PM**

CONDENSED MINUTES

1. Call to Order and Roll Call

Mayor Dewey called the meeting to order. Councilmembers Allen, Devlin, Ludington and Wandler were all present.

2. Pledge of Allegiance

3. Public Comments (Public comment from citizens on items that are not on the agenda)

Jim Crews: 316 9th Street, gave public comment about the story in the Bitterroot Star and what Councilmember Ludington stated in his article. Unbalanced budget, council if you passed an unbalanced budget, you broke the law. Mr. Crews recited state law. Why did you do that council and how are you going to fix it? Mr. Crews provided his public comment in written form to the clerk.

Dollie Griffin: 792 Willoughby Lane, gave public comment about the sale of the town's property. I live next to the gravel pit that the town owns. Gave public comment about the property that she owns next to the gravel pit. I have replaced the fence and have cared for the adjoining property every year. Gave comment on the gravel that was being used and hauled when I moved to my property. I would like to have first right of refusal. Ms. Griffin provided her public comment in written form to the clerk.

Jim Crews: 316 9th Street, gave public comment on the sale of the gravel pit property owned by the town. I understand that there is a file about the Willoughby property. I understand that it may have to go back to the original owner of the property.

Leanna Rodabaugh: 204 Ravalli Street, gave public comment about a town employee. I am not sure what I saw but I think that I saw a town employee picking up scarecrows. If that is what happened, it occurred to me that we have to have volunteers to haul away our yard debris and we have town employees paid to clean up the scarecrows.

Bobby Sonsteng: gave comment to what Ms. Rodabaugh stated in her public comment about parks staff cleaning up from the Scarecrow Festival. The bike department is part of the parks department.

Jim Crews: 316 9th Street, I would like to give an at a girl to the clerk, I see a lot of minutes on the agenda, and I think that is astounding.

4. Approval of Minutes

- a. March 25, 2021, Meeting Minutes
- b. September 9, 2021, Meeting Minutes
- c. September 16, 2021, Board of Adjustments Meeting Minutes

d. September 23, 2021, Meeting Minutes

e. September 30, 2021, Special Town Meeting Minutes

Mayor Dewey: introduced approval of minutes.

Councilmember Ludington: I will make a motion to approve.

Councilmember Wandler: 2nd.

Mayor Dewey: moved by Mr. Ludington and 2nd by Ms. Wandler. Council discussion?

Councilmember Allen: thank you for getting those minutes done, it gets us up to date.

Mayor Dewey: any further council discussion? Public comment? Hearing none we will call for the vote, Ms. Berthoud.

Councilmember Allen: aye.

Councilmember Devlin: aye.

Councilmember Ludington: aye.

Councilmember Wandler: aye.

Mayor Dewey: motion passes.

5. Approval of Bi-Weekly Claims

a. Claims #17041-#17083

Mayor Dewey: introduced the bi-weekly claims. #17041-#17083

Councilmember Allen: make a motion.

Councilmember Ludington: 2nd.

Mayor Dewey: it has been moved by Ms. Allen and 2nd by Mr. Ludington. Council discussion?

Councilmember Allen: #17062 and #17063 for transport? I assume that they are using personal vehicles or what?

Mayor Dewey: it is more or less a stipend that we pay for those people that transport and we charge for the transport to offset the reimbursement. Flat rate. Any further questions from council? Public comment?

PUBLIC COMMENT

Jim Crews: 316 9th Street. #17081 amazon live stream 3384.00, and same claim number Uline fire department training tables. We have a budget short fall and now we have to have a yard sale to make up the difference. So why are we spending so much money on these items. Maybe someone can explain that.

Mayor Dewey: to clarify for the council as you recall from your budget process you allocated certain expenditures to be used for the ARPA those two expenditures are qualifying

expenditures for that money, further public comment? Hearing none we will call for the vote, Ms. Berthoud.

Councilmember Allen: aye.

Councilmember Devlin: aye.

Councilmember Ludington: aye

Councilmember Wandler: aye.

Mayor Dewey: okay.

6. Administrative Reports

a. Airport

Nothing provided.

b. Community Development

Report was provided in the packet to the council.

c. Finance

Planned to be here but has fallen ill.

d. Fire Department

Mayor Dewey: introduced the fire departments data on the Mysidewalk website.

Chief Motley: gave his report to the council and the administrative report was included in the packet to the council. Also, Chief Motley had his stats in Mysidewalk updated and presented to the council. 9/11 ceremony was big. Homecoming parade involvement this month. New cadet to our roster just had his 14th birthday and he is ready to go. Real quickly, the question about the tables in our training/meeting room, yes it was part of the budget, however I did ask for a lesser dollar value on the tables and they were upgraded for me so that is why they are where they are at. We are trying to be very fiscally responsible with our dollars at the fire department we appreciate everyone that we get.

e. Parks Department

Bobby Sonsteng: gave his report to the council and the administrative report was included in the packet. Gave a reminder about the fall clean up drop off area at Lewis & Clark Park. Thank you, Colette, for helping out with the clean up of the bike path for the Scarecrow Festival.

f. Police Department

Chief Sosa: gave his report to the council and the administrative report was included in the packet. I want to thank you for moving forward at letting an officer in the schools. We have had

applications turned in for the police officer position and have narrowed it down to four and will start interviews next week.

g. Public Works

Report was provided in the packet for the council.

7. Guests

NONE

8. Correspondence

NONE

9. Public Hearings

NONE

10. Unfinished Business

NONE

11. New Business

a. Discussion/Decision: Contract with Thompson Reuters CLEAR, for the Police Department Background Investigation Access

Mayor Dewey: introduced new business item a. Chief Sosa would you like to speak to the item?

Chief Sosa: introduced CLEAR to the council and what it is used for. The pros to having this program versus other background companies.

Councilmember Devlin: It does background checks for potential applicants when you say that it assists with your investigations, I don't understand what that means.

Chief Sosa: it can be used for both criminal and non-criminal uses. It provides a lot more than just a criminal history background. When you have a CJIN terminal it only gives you criminal background, CLEAR will give you more beyond that. (Personal information etc.)

Mayor Dewey: right now, the officers would have to go through 911 to receive the information needed.

Chief Sosa: in addition, 911 gives it to you over the phone not in a hard copy.

Councilmember Wandler: you had stated that it was cost prohibitive.

Mayor Dewey: CJIN houses all of the criminal information. There are security requirements around who has access and that you have to have a secure room.

Councilmember Devlin: it says up to 4 users, will that require more to add other officers?

Chief Sosa: the information that I was provided was based on our agencies size, up to 20.

Councilmember Devlin: make a motion.

Councilmember Allen:2nd.

Mayor Dewey: it has been moved by Ms. Devlin and 2nd by Ms. Allen. Council comments? Public comment?

PUBLIC COMMENT

Leanna Rodabaugh: I do not have an issue with this at all, what is the cost of this? If you are going to approve a contract you need to let the public know how much.

Mayor Dewey: for clarification the cost of this is \$2,400 per year and is a subscription. Public comment? Hearing none we will call for the vote, Ms. Berthoud.

Councilmember Allen: aye.

Councilmember Devlin: aye.

Councilmember Ludington: aye.

Councilmember Wandler: aye.

Mayor Dewey: the motion passes.

b. Discussion/Decision: Resolution No.497, A Resolution Declaring Certain Town Property as Surplus and Authorizing its Disposal

Mayor Dewey: introduced new business item b. Both of the vehicle are front wheel drive and not all wheel drive.

Councilmember Ludington: I will make a motion.

Councilmember Wandler: 2nd.

Mayor Dewey: it has been moved by Mr. Ludington and 2nd by Ms. Wandler, council discussion? Public comment? Hearing none we will call for the vote, Ms. Berthoud.

Councilmember Allen: aye.

Councilmember Devlin: aye.

Councilmember Ludington: aye.

Councilmember Wandler: aye.

Mayor Dewey: motion passes.

c. Discussion/Decision: Award of Construction Contract to J&J Excavating for the Park Ave Sewer Main Extension Project

Mayor Dewey: introduced new business item c. Council held a bid opening 2 week ago and we received 3 bids. Installed no later than April 30, 2022.

Councilmember Ludington: I will make a motion.

Councilmember Wandler: 2nd.

Mayor Dewey: it has been moved by Mr. Ludington and 2nd by Ms. Wandler. Council discussion?
Public comment?

PUBLIC COMMENT

Bob Thomas: chair for the community center project. Thank you for approving this sewer project. Your timeline of next spring is probably just fine.

Mayor Dewey: any further council comment? Public comment? Hearing none we will call for the vote, Ms. Berthoud.

Councilmember Allen: aye.

Councilmember Devlin: no.

Councilmember Ludington: aye.

Councilmember Wandler: aye.

Mayor Dewey: motion passes 3 to1.

d. Discussion/Decision: Second Addendum to Attorney Contract with City Attorney Scott Owens

Mayor Dewey: introduced new business item d.

Councilmember Allen: I will make a motion.

Councilmember Ludington: 2nd.

Mayor Dewey: it has been moved by Ms. Allen and 2nd by Mr. Ludington, council discussion?
Public comment? Hearing none we will call for the vote, Ms. Berthoud.

Councilmember Allen: aye.

Councilmember Devlin: aye.

Councilmember Ludington: aye.

Councilmember Wandler: aye.

Mayor Dewey: motion passes.

e. Discussion/Decision: Consent to the Mayor's Appointment of Greg Overstreet as City Attorney and Approving a Contract for Services

Mayor Dewey: introduced new business item e. Mr. Overstreet was not able to attend tonight due to another scheduled appointment.

Councilmember Ludington: I had the chance to meet with Mr. Overstreet he lives here, and he is experienced. I found him to be quite interesting and an asset to the town.

Mayor Dewey: in our discussion we talked about some specifics and what is expected of the town attorney.

Councilmember Devlin: will make a motion.

Councilmember Wandler: 2nd.

Mayor Dewey: it has been moved by Ms. Devlin and 2nd by Ms. Wandler. Council discussion? Public comment? Hearing none we will call for the vote, Ms. Berthoud.

Councilmember Allen: aye.

Councilmember Devlin: aye.

Councilmember Ludington: aye.

Councilmember Wandler: aye.

Mayor Dewey: motion passes.

f. Discussion/Decision: Re-scheduling November's Council Meeting Date due to Holidays

Mayor Dewey: introduced new business item f. 9th and 23rd of November is what we are proposing.

Councilmember Delvin: I am not able to make it. No alternatives.

Councilmember Allen: I can make it.

Councilmember Ludington: I can make it work.

Councilmember Wandler: I can make it if the director of the play releases me. Yes, I can.

Councilmember Ludington: make a motion.

Councilmember Devlin 2nd.

Mayor Dewey: it has been moved by Mr. Ludington and 2nd by Ms. Devlin. Council discussion? Public comment? Hearing none we will call for the vote, Ms. Berthoud.

Councilmember Allen: aye.

Councilmember Devlin: aye.

Councilmember Ludington: aye.

Councilmember Wandler: aye.

Mayor Dewey: motion passes.

g. Discussion/Decision: NewFields Task Order 01, Water Rights Hydrology

Mayor Dewey: introduced new business item g.

Councilmember Ludington: I will make a motion.

Councilmember Allen: 2nd.

Mayor Dewey: it has been moved by Mr. Ludington and 2nd by Ms. Allen. Council discussion?

Councilmember Ludington: who will we be working with at HDR?

Mayor Dewey: with HDR, Craig is leading his team on this project. He and his team have done this before. Any further discussion from council on the project? Public comment? Hearing none we will call for the vote, Ms. Berthoud.

Councilmember Allen: aye.

Councilmember Devlin: aye.

Councilmember Ludington: aye.

Councilmember Wandler: aye.

Mayor Dewey: motion passes.

h. Discussion/Decision: Stevensville Airport Land Lease

Mayor Dewey: **this item has been withdrawn.** We are going to work with the staff on this.

12. Executive Report

Mayor Dewey: gave his executive report. Touched on Mysidewalk data and when it will be launched and some of the fixes. Budget comments that Mr. Ludington made in the newspaper was taken out of context. I am tired of people getting to the podium and are so misinformed, you passed a balanced budget. You will see the budget amendments come forth as Wendi gets everything prepared for the AFR.

13. Town Council Comments

Councilmember Delvin: you have opportunities to come to these budget workshops, planning and zoning meetings and you don't come. Get involved. There are meetings that you can come to and be involved. If you can't be involved, be educated on what you want to say.

14. Board Reports

Mayor Dewey: one more thing that October 29th is the 5th Friday and will have staff training. Please let me know if you will be attending.

NONE

15. Adjournment

APPROVE:

ATTEST:

Brandon E. Dewey, Mayor

Jenelle S. Berthoud, Town Clerk

Balanced Budget

From what Pau Ludington stated in the news paper, it appears that the town council passed an unbalanced budget.

I quote from the Bitterroot Star October 12, 2021

“Ludington said the council “went out on a big limb this year” by giving the town staff a significant raise. “We’re trying to stabilize our staff,” he said, because people can easily move on to better-paying jobs in the current market. “The reality is that everyone is calling it ‘the great resignation.’ People are finding different jobs. If we aren’t able to keep the people we need then we won’t be able to provide the services we have. All the town departments struggle with that, even the fire department. The people we have right now want to stay here but to be able to stay here they need to get paid something more in keeping with what they’re worth.”

The council has faced some criticism recently for raising user fees and authorizing the mayor to put a former gravel pit up for sale, to cover the budget shortfall created by the pay raises.

“That’s what unbalanced the budget,” said Ludington. “But if we underspend in other areas, raise fees, sell or annex property, we can balance it. We just can’t keep the status quo.” He said trying to float a bond is not on anybody’s radar right now. “I don’t think that’s something the town needs to try to do.”

State Law specifies the following:

7-6-4030. Final budget -- resolution -- appropriations. (1) The governing body may amend the preliminary budget after the public hearing and after considering any public comment.

(2) The amended budget constitutes the final budget. **The final budget must be balanced so that appropriations do not exceed the projected beginning balance plus the estimated revenue of each fund for the fiscal year.**

(3) The governing body shall adopt the final budget by resolution. The resolution must:

- (a) authorize appropriations to defray the expenses or liabilities for the fiscal year; and
- (b) establish legal spending limits at the level of detail in the resolution.

(4) The effective date of the resolution is July 1 of the fiscal year, even if the resolution is adopted after that date.

My name is Dollie Griffin, I live on Willoughby Lane next to the property that was named in Resolution 495 at Stevensville Town Council meeting on Sept. 23rd.

I am a true BitterRooter! I was born at Three Mile & attended Lone Rock School. I have lived north of the above property for over 39 years & I have faithfully been a good neighbor!

I have fenced the property on the south side next to Willoughby Lane. I have repaired & replaced the fence over the years as there have been several accidents between Willoughby & Home Acre that have torn out sections of your fence. Wildlife have also torn down the fence numerous times over the 39 years & I have repaired the fence on your property each time.

The property was functioning as a gravel pit when I located next to it. Later it was left with exposed soil. I personally walked the entire area & seeded it fully to avoid noxious weeds taking over the property. Every spring I have my property sprayed for weeds & I include your property & I pay for that service.

I was surprised with Stevensville Council that I had to read in the paper about their new interest in the property. A good neighbor would have contacted the person that has literally cared for their property for 39 years.

I wonder about the decision to sell the property.....it is a \$23 investment & it would be impossible to replace the gravel that is in it for that \$ amount. Gravel was being removed from the site when I moved here & it was usable & workable & accessible. One can't always be certain that current commercial gravel will be available when needed.

Sound financial management is important for the future.

I believe that I should have the first right of refusal if you move forward with Resolution 495.

File Attachments for Item:

a. Claims #17085-#17113

* ... Over spent expenditure

Claim	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
17085		1760 Jon & Dina Vercreuyssen	93.30					
Account 160810 Sellers paid past due amount on day of closing after final amount had been sent to Fidelity Title for final closing								
	10/15/21	Sept water bill refund 2x paid	93.30			5210 343022		101000
17086		83 KOOTENAI GARAGE	1,057.92					
Repair service on #2002 oil pressure switch and encoder motor, electrical connector on wiring harness								
	1001497	10/13/21 Repairs on #2002	1,057.92			1000 420460	232	101000
17087		710 Fast Initial Response Systems &	38.50					
	191901251	10/19/21 TH 1st aid replenish	38.50			1000 410550	210	101000
17088		1731 Quadient Finance USA, Inc.	200.00					
	Oct 21	10/12/21 Admin-Postage	40.00			1000 410550	311	101000
	Oct 21	10/12/21 Court-Postage	10.00			1000 410360	311	101000
	Oct 21	10/12/21 PD-Postage	4.00			1000 420100	311	101000
	Oct 21	10/12/21 FD-Postage	10.00			1000 420410	311	101000
	Oct 21	10/12/21 BD-Postage	10.00			2394 420531	311	101000
	Oct 21	10/12/21 W-Postage	58.00			5210 430510	311	101000
	Oct 21	10/12/21 WW-Postage	58.00			5310 430610	311	101000
	Oct 21	10/12/21 AP-Postage	10.00			5610 430300	311	101000
*** Claim from another period (9/21) ****								
17089		1787 Valli Information Systems, Inc.	589.45					
September 21 Water & Sewer Billing								
	78564	09/30/21 September 21 Water Billing	294.73			5210 430510	320	101000
	78564	09/30/21 September 2021 Sewer Billing	294.72			5310 430610	320	101000
17090		155 Supply Ditch Association	325.00					
2021 Spring Water Assessment & Admin Fee								
	3562	10/15/21 Water Assessment Fall 2021	325.00			1000 430900	342	101000
17091		1754 Construct Montana, LLC	5,617.53					
	1021	10/11/21 quarterly inspections	5,617.53*			2394 420531	350	101000
*** Claim from another period (9/21) ****								
17092		1571 STROM & ASSOCIATES, PC	2,980.00					
	FY 19-20	09/01/21 FY 19-20 Audit	894.00*			5310 430610	350	101000
	FY 19-20	09/01/21 FY 19-20 Audit	894.00*			5210 430510	350	101000
	FY 19-20	09/01/21 FY 19-20 Audit	149.00			5610 430300	350	101000
	FY 19-20	09/01/21 FY 19-20 Audit	149.00*			2394 420531	350	101000
	FY 19-20	09/01/21 FY 19-20 Audit	894.00*			1000 410530	350	101000

* ... Over spent expenditure

Claim	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
*** Claim from another period (9/21) ****								
17093		497 Department of Labor and Industry	27.71					
		January 1, 21 - June 30, 21						
		Jan-Jun 09/30/21 Semi-annual education Jan-Jun	27.71			2394 420531	330	101000
17094		728 HDR ENGINEERING, INC.	1,409.39					
		1200381078 10/08/21 3rd Street Project Mgmt	1,409.39*			2820 430200	350	101000
17095		1696 First Call Computer Solutions,	630.00					
		76270 10/15/21 Parts & Supplies computer	210.00			5210 430510	356	101000
		76270 10/15/21 Parts & Supplies computer	210.00			5310 430610	356	101000
		76270 10/15/21 Parts & Supplies computer	210.00*			1000 430200	356	101000
17096		33 NORTHWESTERN ENERGY	14,216.64					
		Oct 21 10/05/21 Spec lighting #3	246.39			2430 430263	340	101000
		Oct 21 10/05/21 206 Buck 90% TH Facility	228.83			1000 411201	340	101000
		Oct 21 10/05/21 206 Buck 10% Bldg Dept	25.42			2394 420531	340	101000
		Oct 21 10/07/21 Peterson Add'n lighting	183.23			2420 430263	340	101000
		Oct 21 10/07/21 Dayton Add'n lighting	251.94			2410 430263	340	101000
		Oct 21 10/05/21 Maplewood Cemetery	10.46			1000 430900	340	101000
		Oct 21 10/05/21 Main St seasonal lighting	9.32			1000 430263	340	101000
		Oct 21 10/07/21 Orig Town street lights	240.87			1000 430263	340	101000
		Oct 21 10/07/21 ESH - 5th St. lights	435.20			1000 430263	340	101000
		Oct 21 10/07/21 5th St - Lange Park lights	34.69			1000 430263	340	101000
		Oct 21 10/07/21 Add'l Town lighting	158.00			1000 430263	340	101000
		Oct 21 08/01/21 NW LDS parking lot	0.00			2430 430263	340	101000
		Oct 21 10/04/21 MBF H20 plant	64.37			5210 430520	340	101000
		Oct 21 10/05/21 102 Main St pump #1	32.01			5210 430520	340	101000
		Oct 21 10/04/21 Riverside Cemetery IRR	0.00			1000 430900	340	101000
		Oct 21 10/05/21 Maplewood Cemetery	0.00			1000 430900	340	101000
		Oct 21 10/05/21 Sewer lift station W. Central	9.17*			5310 430620	340	101000
		Oct 21 10/06/21 Sewer trtmnt plant	4,120.13*			5310 430620	340	101000
		Oct 21 10/07/21 Truck garage South	59.49			1000 430100	340	101000
		Oct 21 10/05/21 L&C Yard Light	10.46			1000 460430	340	101000
		Oct 21 10/05/21 L&C Park Irrigation 5hp IRR	3.63			1000 460430	340	101000
		Oct 21 10/05/21 L&C Park Parking Lot	6.00			1000 460430	340	101000
		Oct 21 10/05/21 L&C Park Restrooms/Field light	55.12			1000 460430	340	101000
		Oct 21 10/05/21 214 Buck St. - H2O 25%	9.69			5210 430520	340	101000
		Oct 21 10/05/21 214 Buck St. - Sewer 25%	9.69*			5310 430620	340	101000
		Oct 21 10/05/21 214 Buck St. - PD 50%	19.37			1000 420100	340	101000
		Oct 21 10/04/21 3rd & Park	12.53			1000 430263	340	101000
		Oct 21 10/04/21 421 Airport Rd - SRE 2/3	47.63			5610 430300	340	101000
		Oct 21 10/04/21 421 Airport Rd - FD 1/3	23.81			1000 420422	340	101000
		Oct 21 10/05/21 Pool	45.90			1000 460445	340	101000
		Oct 21 10/04/21 MBF Well Field	6,731.67			5210 430520	340	101000

* ... Over spent expenditure

Claim	Check	Invoice #/Inv Date/Description	Vendor #/Name/ Line \$	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
	Oct 21	10/05/21	MBF booster station	131.55			5210 430520	340	101000
	Oct 21	10/05/21	Creamery Park (223 Main)	47.35			1000 460430	340	101000
	Oct 21	10/05/21	102 Main Street D-PD	41.62			1000 420100	340	101000
	Oct 21	10/07/21	Dickerson Park	6.58			1000 460430	340	101000
	Oct 21	10/05/21	Water 157 Sewer Works Rd Depot	4.86			5210 430520	340	101000
	Oct 21	10/05/21	Sewer 157 Sewer Works Rd Depot	4.86*			5310 430620	340	101000
	Oct 21	10/05/21	Streets 157 Sewer Works Rd Dep	4.86			1000 430200	340	101000
	Oct 21	10/04/21	Crksde Mdws Lighting Dist #4 1	252.07			2440 430263	340	101000
	Oct 21	10/04/21	Crksde Mdws Lighting Dist #4 2	135.87			2440 430263	340	101000
	Oct 21	10/04/21	Stevensville Cutoff Rd Path	6.00			1000 430263	340	101000
	Oct 21	10/05/21	Twin Creeks Dist #5	432.82			2450 430263	340	101000
	Oct 21	10/05/21	300 Main St seasonal lighting	6.11			1000 430263	340	101000
	Oct 21	10/05/21	206 Buck Fire Dept Lighting	57.07			1000 411201	340	101000
			*** Claim from another period (9/21) ****						
17098			1176 Western States Equipment	1,854.15					
	1791456	09/30/21	H2O wells-annual gen maint	818.25			5210 430530	360	101000
	1791454	09/30/21	Sewer-annual generator maint	1,035.90			5310 430640	360	101000
			*** Claim from another period (9/21) ****						
17099			6 Eastside Ace Hardware	1.59					
	17245	09/16/21	1/2x1/3 nipple vehicle maint	1.59			1000 430100	232	101000
17100			1061 WESTERN BUILDING CENTER	1,412.12					
	15114266	10/13/21	4x4 10' treat #2 street sign	92.12*			1000 430200	400	101000
	15114016	10/07/21	Milwaukee M18 fuel chainsaw	1,320.00			1000 420460	212	101000
			*** Claim from another period (9/21) ****						
17101			1605 Glenn Bies	126.24					
			Reimburse Glenn Bies for Fuel seminar travel \$70.04, Rural Water Systems webinar \$15.00, MRWS workshop \$41.20						
	040892	09/28/21	Fuel reimburse	70.04			1000 430100	231	101000
	1422-4401	09/21/21	Mt Rural water webinar	15.00			5210 430510	380	101000
	4183	09/27/21	MRWS workshop registration	41.20			5210 430510	380	101000
17102			1830 Poteet Construction, Inc.	128.00					
			Barricade with sign Scarecrow festival pass through, billed Scarecrow festival 10.22.21						
	4335	10/12/21	Barricade with sign (4)	128.00*			1000 430200	220	101000
17103			728 HDR ENGINEERING, INC.	3,643.23					
	1200365738	08/10/21	3rd Street Project Mgmt	3,643.23*			2820 430200	350	101000

* ... Over spent expenditure

Claim	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
17104		1696 First Call Computer Solutions,	2,200.00					
	76394 11/01/21	Admin-Monthly Fee	330.00			1000 410550	356	101000
	76394 11/01/21	PD-Monthly Fee	330.00			1000 420100	356	101000
	76394 11/01/21	C-Monthly Fee	110.00			1000 410360	356	101000
	76394 11/01/21	BD-Monthly Fee	110.00			2394 420531	356	101000
	76394 11/01/21	FD-Monthly Fee	110.00			1000 420410	356	101000
	76394 11/01/21	Sewer-Monthly Fee	550.00			5310 430610	356	101000
	76394 11/01/21	Water-Monthly Fee	550.00			5210 430510	356	101000
	76394 11/01/21	Airport-Monthly Fee	110.00*			5610 430300	356	101000
17106		1758 Ramona Vance	1,000.00					
	November 10/01/21	Police Office Lease Nov Ren	1,000.00			1000 420100	530	101000
17107		1790 Taz Properties	300.00					
	November 11/01/21	Rent November 2021	300.00*			5610 430300	530	101000
17108		74 STEVENSVILLE RURAL FIRE DISTRICT	41.59					
	101321 10/13/21	Recruit for Anthomy Westfall	41.59			1000 420410	338	101000
17109		1831 Jacquelyn Goren	296.00					
	311 Mission street applied & paid for permit 21-B032 then plans changed & paid again for new permit 21-B040. Also electrical permit 21B022 pulled & paid by Jackie but electrician has to pull permit & did #21-B025. Refund 1st electrical back to homeowner							
	21B032 10/26/21	Refund 1st permit new one issu	221.00			2394 323010		101000
	21E022 09/22/21	Refund 1st electrical permit	75.00			2394 323010		101000
17110		1436 Maureen M. O'Connor	2,133.42					
	November 10/01/21	Monthly Compensation	1,500.00			1000 410360	350	101000
	Conf 10/01/21	November fall conference Helen	633.42			1000 410360	370	101000
	*** Claim from another period (9/21) ****							
17111		1210 Knife River Corporation	43,491.26					
	Pavement reconstruction and new midfield							
	09/24/21 10%	RFR9 AIP016	3,953.76			5610 430300	950	101000
	09/24/21 90%	RFR9 AIP016	39,537.50			5620 430300	950	101000
	*** Claim from another period (9/21) ****							
17113		206 DEPARTMENT OF REVENUE	439.31					
	AIP 3-30-0044-015-2019 - Pavement Reconstruction and New Midfield							
	RFR#9 09/24/21	1% State tax 90%	395.38			5620 430300	950	101000
	RFR #9 09/24/21	1% State tax 10%	43.93			5610 430300	950	101000
		# of Claims	26	Total:				84,252.35

Fund/Account	Amount
1000 GENERAL	
101000 Cash - Operating	\$9,779.45
2394 BUILDING CODE ENFORCEMENT	
101000 Cash - Operating	\$6,235.66
2410 DAYTON LIGHTING #1 DISTRICT 55	
101000 Cash - Operating	\$251.94
2420 PETERSON ADDN LIGHTING #2 DISTRICT 80	
101000 Cash - Operating	\$183.23
2430 GEO SMITH LIGHTING #3 DISTRICT 76	
101000 Cash - Operating	\$246.39
2440 CREEKSIDE LIGHTING #4 DISTRICT 77	
101000 Cash - Operating	\$387.94
2450 TWIN CREEKS LIGHTING #5 DISTRICT	
101000 Cash - Operating	\$432.82
2820 GAS APPORTIONMENT TAX	
101000 Cash - Operating	\$5,052.62
5210 WATER	
101000 Cash - Operating	\$9,948.63
5310 SEWER	
101000 Cash - Operating	\$7,186.47
5610 AIRPORT	
101000 Cash - Operating	\$4,614.32
5620 AIRPORT PROJECT	
101000 Cash - Operating	\$39,932.88
Total:	\$84,252.35

10/26/21
14:44:18

TOWN OF STEVENSVILLE
Claim Approval Signature Page
For the Accounting Period: 10 / 21

Page: 7 of 7
Report ID: AP100A

ORDERED that the Town Treasurer draw a check/warrant on the Town of Stevensville.

Council

Council

Council

Council

Mayor

Date Approved _____

File Attachments for Item:

a. Discussion/Decision: 2021 Revised Preliminary Engineering Report



Stevensville Town Council Meeting

Agenda Item Request

To be submitted BEFORE Noon on the Wednesday immediately preceding the Thursday agenda publishing deadline (8-days ahead of the meeting).

Agenda Item Type:	New Business
Person Submitting the Agenda Item:	Brandon Dewey
Second Person Submitting the Agenda Item:	
Submitter Title:	Mayor
Submitter Phone:	
Submitter Email:	
Requested Council Meeting Date for Item:	10/28/2021
Agenda Topic:	Discussion/Decision: 2021 Revised Preliminary Engineering Report
Backup Documents Attached?	Yes
If no, why not?	
Approved/Disapproved?	Approved
If Approved, Meeting Date for Consideration:	10/28/2021
Notes:	A report will be provided to the council at the meeting.



**TOWN COUNCIL
Agenda Communication**

**Regular Meeting
October 28, 2021**

Agenda Item: Discussion/Decision: 2021 Revised Preliminary Engineering Report (PER)

Other Council Meetings

Exhibits

A. Revised Water System Preliminary Engineering Report

This agenda item provides Council with the ability to approve the PER with revisions.

Background:

At the June 10, 2021, town council meeting HDR Engineering presented their draft form of the PER for Stevensville’s water system. The PER provided the current status of the Town’s water system and gave guidance on future improvements that will be needed as the community grows.

Since that meeting, the Town’s administration has worked with HDR to revise the PER to better align with the community’s priority to resolve leakage issues in the system. This response was based on overwhelming public input and concern that leakage was not adequately addressed in the original 2021 Water System PER.

Approval of this PER will be submitted to DEQ, and better position the Town to seek outside funding for the projects identified in the PER.

Board/Commission Recommendation: Applicable - Not Applicable

Alternative(s): Deny approval of the revised PER.

MOTION

I move to: approve the revised 2021 Preliminary Engineering Report.

File Attachments for Item:

b. Discussion/Decision: American Rescue Plan Act Infrastructure Funding Round 2 Priorities



Stevensville Town Council Meeting

Agenda Item Request

To be submitted BEFORE Noon on the Wednesday immediately preceding the Thursday agenda publishing deadline (8-days ahead of the meeting).

Agenda Item Type:	New Business
Person Submitting the Agenda Item:	Brandon Dewey
Second Person Submitting the Agenda Item:	
Submitter Title:	Mayor
Submitter Phone:	
Submitter Email:	
Requested Council Meeting Date for Item:	10/28/2021
Agenda Topic:	Discussion/Decision: American Rescue Plan Act Infrastructure Funding Round 2 Priorities
Backup Documents Attached?	Yes
If no, why not?	
Approved/Disapproved?	Approved
If Approved, Meeting Date for Consideration:	10/28/2021
Notes:	



**TOWN COUNCIL
Agenda Communication**

**Regular Meeting
October 28, 2021**

Agenda Item: Discussion/Decision: American Rescue Plan Act (ARPA) Infrastructure Funding Round 2 Priorities

Other Council Meetings

Exhibits

This agenda item provides Council with the ability to provide input on priorities for the round 2 funding from ARPA.

Background:

The Town had previously applied in July of 2021 for the ARPA Infrastructure Grants through the State of Montana. The Town ranked 83 out of 241 proposals in the first round of funding for the competitive grants.

In January 2022 applications for the second round of funding are due. The Town Council is being asked to provide guidance to the administration on the priorities to consider when submitting the application.

Board/Commission Recommendation: Applicable - Not Applicable

Alternative(s):

MOTION

I move to:

File Attachments for Item:

c. Discussion/Decision: Main Street Program Grant Contract Amendment



Stevensville Town Council Meeting

Agenda Item Request

To be submitted BEFORE Noon on the Wednesday immediately preceding the Thursday agenda publishing deadline (8-days ahead of the meeting).

Agenda Item Type:	New Business
Person Submitting the Agenda Item:	Brandon Dewey
Second Person Submitting the Agenda Item:	
Submitter Title:	Mayor
Submitter Phone:	
Submitter Email:	
Requested Council Meeting Date for Item:	10/28/2021
Agenda Topic:	Discussion/Decision: Main Street Program Grant Contract Amendment
Backup Documents Attached?	Yes
If no, why not?	
Approved/Disapproved?	Approved
If Approved, Meeting Date for Consideration:	10/28/2021
Notes:	



**TOWN COUNCIL
Agenda Communication**

**Regular Meeting
October 28, 2021**

Agenda Item: Discussion/Decision: Main Street Program Grant Contract Amendment

Other Council Meetings

Exhibits

A. Montana Department of Commerce Contract

This agenda item provides Council with the ability to approve the amended Main Street Program Grant Contract.

Background:

The purpose of this contract amendment is to approve change of scope necessary to facilitate a dramatic shift in the Main Street business climate in our community due to COVID-19.

Due to project delays for the original grant proposal, the administration feels that the funds would be better utilized if they were put towards the Town of Stevensville's growth Policy update, which was last revised in 2016.

It is our intent that the updated growth policy contains an emphasis on a sustainable Main Street/Economic Development program in Stevensville.

If approved, the scope change would allow us to utilize the funds to assist in paying a qualified consultant to steer out project. We will subsequently advertise the RFP for a consultant upon receiving approval of the new contract.

Board/Commission Recommendation: **Applicable** - **Not Applicable**

Alternative(s): Deny the approval of the amended Main Street Program Grant Contract.

MOTION

I move to: approve the amended Main Street Program Grant Contract through the Montana Department of Commerce.

**MONTANA DEPARTMENT OF COMMERCE
MAIN STREET PROGRAM
CONTRACT #MT-MMS-20-003A**

This agreement (“Contract”) is entered into by the Town of Stevensville, Montana (“Grantee”) and the Montana Department of Commerce (“Department”).

The Grantee and the Department mutually agree to amend Contract #MT-MMS-20-003 (the Contract), executed on June 22, 2020; as follows:

I. Section 5, EFFECTIVE DATE AND TIME OF PERFORMANCE, is amended to read as follows:

Section 5. EFFECTIVE DATE AND TIME OF PERFORMANCE

- (a) This Contract shall take effect upon execution by the parties and will terminate on March 31, 2023 or upon approval of Grantee’s Project completion report by the Department, whichever is later, unless otherwise terminated in accordance with this Contract.
- (b) All authorized expenses to be reimbursed must be incurred by the Grantee between February 5, 2020 and December 31, 2022. All requests for reimbursement must be submitted to the Department within ninety (90) days after December 31, 2022.
- (c) The activities to be performed by the Grantee will be completed according to the implementation schedule set forth in Exhibit A. The Grantee may modify the implementation schedule set forth in Exhibit A only with prior written approval of the Department.
- (d) The Grantee will procure its primary contractor to complete the Project within six (6) months of the execution of this Contract or the Contract will terminate unless the Department determines, in its sole discretion, that Grantee has demonstrated substantial progress towards procuring a contractor.
- (e) The Department may grant an extension to this Contract upon request by the Grantee if the Department determines, in its sole discretion, that the Grantee has demonstrated progress toward completion of the Project, has engaged in a good faith effort to comply with the duties, terms, and conditions of this Contract, and that the failure to comply with any of those services, duties, terms, or conditions resulted from circumstances beyond the Grantee’s control. A written request for an extension must be submitted at least sixty (60) days prior to March 31, 2023.

2. Section 6, SCOPE OF WORK, is amended to read as follows:

Section 6. SCOPE OF WORK

The Grantee will complete the Project and administer this Contract as set forth in the Grantee’s application for Program assistance, including any amendments, approved by the Department. The Grantee will use Program funds for the following major components of the Project:

- Professional Services to complete a growth policy report and updated downtown revitalization plan for the Town of Stevensville.
- Limited administration of this Contract pursuant to the most current version of the *MMS Program Guidelines*.

3. Exhibit A and B has been amended. Please refer to Amended Exhibits A-I and B-I, which is attached to the Contract and specifically incorporated herein by this reference. Amended Exhibits A-I and B-I supersedes and replaces previous versions of A and B in its entirety.

4. All other provisions of the Contract remain in full force and effect.

TOWN OF STEVENSVILLE

Brandon Dewey, Mayor

Date

ATTEST:

Jenelle Berthoud, Town Clerk

APPROVED AS TO FORM:

DocuSigned by:


Scott Owens, City Attorney

MONTANA DEPARTMENT OF COMMERCE

Renee Lemon, Division Administrator
Community Development Division

Date

EXHIBIT A-I
Implementation Schedule

TASK	QUARTERS, 2021				QUARTERS, 2022			
	1st J F M	2nd A M J	3rd J A S	4th O N D	1st J F M	2nd A M J	3rd J A S	4th O N D
<u>PROJECT START-UP</u>								
Contract (City and DOC)				X				
<u>PROCUREMENT OF PROFESSIONAL ASSISTANCE</u>								
Publish Request for Proposals				X				
Select Consultant and Develop Contract				X				
Execute Agreement				X				
<u>PROJECT IMPLEMENTATION</u>								
Stakeholder engagement and outreach					X			
Develop draft Plan					X			
Public review and comment						X		
Revisions based on public comment						X		
<u>PROJECT CLOSE OUT</u>								
Final plan adoption						X		
Project Completion Report/Final Request for Funds							X	
Contract End Date							X	2023

EXHIBIT B-1
Budget

	SOURCE: <i>Main Street Grant</i>	SOURCE: <i>Town of Stevensville</i>	TOTAL
Professional Services	\$10,000	\$5,000	\$15,000

File Attachments for Item:

d. Discussion/Decision: Selection of a broker/firm to enter into a Professional Services Contract with the Town to supply real estate services



Stevensville Town Council Meeting

Agenda Item Request

To be submitted BEFORE Noon on the Wednesday immediately preceding the Thursday agenda publishing deadline (8-days ahead of the meeting).

Agenda Item Type:	New Business
Person Submitting the Agenda Item:	Brandon Dewey
Second Person Submitting the Agenda Item:	
Submitter Title:	Mayor
Submitter Phone:	
Submitter Email:	
Requested Council Meeting Date for Item:	10/28/2021
Agenda Topic:	Discussion/Decision: Selection of broker/firm to enter into a Professional Services Contract with the Town to supply real estate services
Backup Documents Attached?	Yes
If no, why not?	
Approved/Disapproved?	Approved
If Approved, Meeting Date for Consideration:	10/28/2021
Notes:	



**TOWN COUNCIL
Agenda Communication**

**Regular Meeting
October 28, 2021**

Agenda Item: Discussion/Decision: Selection of a broker/firm to enter into a Professional Services Contract with the Town to supply real estate services

Other Council Meetings

Exhibits

A. Broker/firm statement of qualifications

This agenda item provides Council with the ability to select a real estate broker to provide services in the sale of the Town's owned property.

Background:

On the September 23, 2021, Town Council meeting, the council approved Resolution No. 495, a resolution authorizing the sale of 6.47 acres of Town owned land/property in the Home Acres Orchard No. 3 Subdivision.

The Town subsequently advertised an RFP for real estate broker services. The firms that responded were:

- A. Eickert Realty, represented by JoyceAnne Jodsaas
- B. Engle & Volkers Western Frontier – Stevensville, represented by Heidi Stahl
- C. Exit Realty Bitterroot Valley, represented by Kim Lendman

The administration is asking the council to select a broker/firm to list, market, and assist in the sale of property that the Town Council has approved disposal of.

Board/Commission Recommendation: Applicable - Not Applicable

Alternative(s): Do not select a broker/firm.

MOTION

I move to: select _____ to provide real estate services to the Town and enter into a Professional Services Contract.

Office	Broker Name	Years of experience	Commission rate	Price: High/Low/Suggested
Eickert Realty	JoyceAnne Jodsaas	21	6% split - 5% split if dual agent	H:\$190,000/L\$165,000
Engel & Volkers	Heidi Stahl	5	6% split	Suggested: \$161,750
Exit Realty	Kim Lendman	14	6% split	H:\$345,000/L:\$225,000/Suggested:\$285,000



EICKERT REALTY, LLC

&

AGENT FOR YOU PROPERTY MANAGEMENT

REAL ESTATE BROKER SERVICES

PROPOSAL REGARDING

Lot 11, Block 4, Willoughby Lane, Stevensville, MT 59870

PROPOSAL SUBMITTED BY:

JoyceAnne R. Jodsaas
Broker/Owner, ABR, CRS, GRI

Cell 406-239-5726

agent4u@montana.com

307 MAIN STREET, STEVENSVILLE, MT 59870

OFFICE (406) 777-3696

www.eickertrealty.com



REQUEST FOR PROPOSALS (RFP)

Proposals for **REAL ESTATE BROKER SERVICES** for the Town of Stevensville will be received by the Town Clerk's office, 206 Buck Street, Stevensville, MT 59870, **until October 20, 2021 at 5:00 p.m.**

Any questions regarding the Request for Proposals should be directed to Brandon Dewey, Mayor, or emailed to: brandon@townofstevensville.com. All interested firms or individuals are invited to submit a proposal in accordance with the terms and conditions stated in this Request for Proposals.

Town of Stevensville

Submittal Signature for:

REAL ESTATE BROKER SERVICES

The firm submitting this proposal is required to submit those items listed in the RFP in full as a part of the package.

Failure to submit any of the documents listed below with your proposal, or failure to acknowledge any addendum, or submitting your proposal with any limitations, condition or provision not requested, may be cause for rejection of your proposal. By signing the form below, the authorized representative affirms that the information contained in this document is true and accurate, and that the firm indicated below is capable of providing services as described in their response to this RFP.

Company: Eickert Realty, LLC

Telephone Number: 406-777-3696

Authorized Representative (Print): Joyce Ann E B Jodsaas

Title: Owner/Broker

Authorized Signature: JR Jodsaas

Date: 10/20/2021

**GENERAL SPECIFICATIONS
FOR
REAL ESTATE BROKER SERVICES**

Stevensville is seeking proposals from local real estate brokers/firms to sell real property owned by the Town. It is the intent of this RFP to have the successful broker/firm enter into a Professional Services Contract with the Town to supply real estate services as outlined herein.

A. SCOPE OF SERVICES

The successful firm or individual shall agree to contract with the Town to provide the following:

1. Performing market analysis / BPO for all attached properties
2. Providing the Mayor with monthly activity reports
3. Provide Marketing materials for property to be listed
4. Negotiating with buyers on behalf of the Town
5. Coordinating real estate appraisals
6. Coordinating real estate transaction closings
7. Handling all other customary activities and services associated with real estate transactions

Services will include consultation with Town staff relating to reporting efforts/strategies to market real estate. Presentations at public meetings may be required.

B. BROKER'S QUALIFICATIONS – Respondents to this RFP shall have the following qualifications:

1. Must be licensed and in good standing with the State of Montana.
2. Must have an excellent reputation in the real estate community.
3. Must be knowledgeable in the local real estate market and have experience with small and large properties, including vacant land.
4. Must be knowledgeable in the use of all public real estate records.
5. Work with other local municipalities is highly recommended although not required.
6. Preference will be given to firms that are based or have a branch office within the Town of Stevensville.

C. INSURANCE REQUIREMENTS – For proposal purposes, proposers must submit copies of certificates of insurance for professional liability. The successful contractor must provide original certificates prior to commencing services.

D. FEE SCHEDULE – The proposed fee schedule shall include the following items:

1. State your commission rate(s) for the selling of properties.
2. State any other costs the Town may anticipate relating to the real estate services to be provided.

E. TERM OF CONTRACT – The contract period for the successful broker/firm will be from date of award through the end of 12 months. The contract may be renewed at the sole discretion of the Town for additional terms upon satisfactory performance by the broker/firm and at a negotiated rate agreed to in writing by both the broker/firm and the Town of Stevensville.

- F. **EVALUATION AND AWARD PROCESS** – Issuance of this RFP and receipt of proposals does not commit the Town to award a contract. The Town reserves the right to postpone receipt date, accepting or rejecting any or all proposals received in response to this RFP, or to negotiate with any of the brokers/firms submitting an RFP, or to cancel all or part of this RFP.

- G. **ORAL PRESENTATION/INTERVIEWS** – Firms submitting a proposal in response to this RFP may be required to give an oral presentation of their proposal. Additional technical and/or cost information may be requested for clarification purposes, but in no way will change the original proposal submitted. Interviews are optional and may or may not be conducted.

- H. **SELECTION CRITERIA** – Selection of a broker/firm will be made based on the following criteria:
 - 1. Ability of the contractor(s) to meet or exceed the requirements defined in the RFP,
 - 2. Experience, qualifications and references,
 - 3. Knowledge of local real estate market,
 - 4. Local reputation,
 - 5. Fee Schedule,
 - 6. Completeness of response to RFP as outlined in this solicitation, and
 - 7. Experience with working with municipalities.

- I. **RFP SUBMITTAL REQUIREMENTS** – By submitting a proposal, you represent that you have (1) thoroughly examined and became familiar with the scope of services outlined in this RFP and (2) are capable of performing quality work to achieve the Town’s objectives.

The following information must accompany your proposal:

- A. List years in business, previous names of the firm, if any.
- B. Description of your firm including size of firm, location, number and nature of the professional staff to be assigned to the Town; staff experience and training, including a brief resume for each key person listed.
- C. Describe experience (minimum five years previous experience with proven effectiveness) your firm or organization has in pertinent real estate experience.
- D. Experience in assisting similar size entities, including any and all services for government agencies.
- E. List of at least three (3) references where and when your firm provide similar services.
Please provide names and telephone numbers of contact persons for each reference.
- F. Additional services offered through your firm.
- G. Listing of current litigation, outstanding judgments and liens.
- H. Fee schedule:
 - 1. State your commission rate(s) for listing and selling properties.
 - 2. State your proposed method of compensation for representing the Town in negotiations for purchasing properties.
 - 3. State any other costs the Town may anticipate relating to the real estate services to be provided.



DECLARATIONS
for
**REAL ESTATE PROFESSIONAL
ERRORS & OMISSIONS INSURANCE POLICY**

THIS IS A CLAIMS MADE INSURANCE POLICY.

THIS POLICY APPLIES ONLY TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST AN INSURED DURING THE POLICY PERIOD. ALL CLAIMS MUST BE REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD OR WITHIN SIXTY (60) DAYS AFTER THE END OF THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAB4453308-21**

Renewal of:

Program Administrator: **Herbert H. Landy Insurance Agency Inc.
100 River Ridge Drive, Suite 301
Norwood, MA 02062**

Item 1. **Named Insured:** **Eickert Realty LLC DBA Agent For You Property Management**

Item 2. **Address:** **307 Main St**
City, State, Zip Code: **Stevensville, MT 59870**
Attn:

Item 3. **Policy Period:** From 01/10/2021 To 01/10/2022
(Month, Day, Year) (Month, Day, Year)
(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. **Limits of Liability:**

- A. \$ 1,000,000 Limit of Liability - Each Claim
- B. \$ 2,000,000 Limit of Liability - Policy Aggregate
- C. \$ 500,000 Limit of Liability - Fair Housing Claims (inclusive of Claim Expenses)
- D. \$ 500,000 Limit of Liability - Fungi Claims (inclusive of Claim Expenses)

Item 5. **Deductible: (inclusive of Claim Expense): \$ 5,000 Each Claim**

Item 6. **Premium: \$ 2,426.00**

Item 7. **Retroactive Date (if applicable): 01/10/2006**

Item 8. **Forms, Notices and Endorsements attached:**

**D43100 (08/19) D43300 MT (08/19) D43416 (05/13) D43444 (03/17)
D43442 (03/15) D43411 (05/13) D43447 (06/17) D43448 (06/17)
IL7324 (08/12)**

Betsy A. Magnuson
Authorized Representative

D43101 (03/15)

Page 1 of 1



Eickert Realty, LLC

&

Agent For You Property Management

Please see the following answers, below in red, for the RFP submittal requirements regarding Lot 11, Block 4, Willoughby Road, Stevensville, Montana 59870.

A. List years in business, previous names of the firm, if any. Eickert Realty, LLC opened in downtown Stevensville at 307 Main Street in 1979. JoyceAnne R. Jodsaas received her Real Estate Salesperson Licence in 2000, her Brokers License in 2005 and bought and took over Eickert Realty, LLC in 2006.

B. Description of your firm including size of firm, location, number and nature of the professional staff to be assigned to the Town; staff experience and training, including a brief resume for each key person listed. Eickert Realty, LLC offers Real Estate and Property Management Services. We are located at 307 Main Street, Stevensville, Montana. JoyceAnne R. Jodsaas Broker/Owner will be assigned as the Listing Agent. Jennifer R. Joyce (Jen) will be the Licensed Real Estate Assistant.

JoyceAnne has been involved in Property Management for approximately 18 years and Real Estate for approximately 21 years. She is an Accredited Buyers Representative. Her additional education includes GRI, ABR, CRS.

Jen has been working as JoyceAnne's assistant since 2018. Jen has been a licensed Real Estate Salesperson in Montana since 2020.

C. Describe experience (minimum five years previous experience with proven effectiveness) your firm or organization has in pertinent real estate experience. JoyceAnne has personally sold over \$86,000,000.00 in real estate since becoming a Broker in 2005.

D. Experience in assisting similar size entities, including any and all services for government agencies. JoyceAnne has not sold any properties for a government agency per her recollection.

E. List of at least three (3) references where and when your firm provides similar services. Please provide names and telephone numbers of contact persons for each reference.

1. Bob Burnham 406-802-2424 02/01/2021 Sold residential property to as Buyers Agent
2. Lynda Holt 406-214-0498 10/13/2021 Sold residential property for as Seller Agent
3. Laura Newman 406-239-5296 10/15/2021 Listed residential property as a Sellers Agent

307 Main Street, Stevensville, MT 59870

Office (406) 777-3696

www.eickertrealty.com



Eickert Realty, LLC

&

Agent For You Property Management

F. Additional services offered through your firm. Eickert Realty, LLC also provides Property Management Services.

G. Listing of current litigation, outstanding judgments and liens. None

H. Fee schedule:

1. State your commission rate(s) for listing and selling properties. Should Eickert Realty, LLC be selected to handle this land sale, Eickert Realty, LLC will charge 6% commission, based on the final purchase price for listing on the MLS (commission to be split equally between Seller Agent and Buyer(s) Agent). Should List Agent, JoyceAnne R. Jodsaas, act as a Dual Agent in the transaction, a discounted 5% commission, based on the final purchase price, will be charged.
2. State your proposed method of compensation for representing the Town in negotiations for purchasing properties. If the Town purchases a property listed on MLS, JoyceAnne would be compensated through commission provided by the Listing Agent. If the Town purchases a property that is not listed on MLS, JoyceAnne charges a rate of \$35.00 per hour for time spent OR will negotiate a % based on final purchase price.
3. State any other costs the Town may anticipate relating to the real estate services to be provided. See enclosed Sellers Estimated Closing Costs Worksheet.

Please let me know if you have any questions (cell 406-239-5726).

Sincerely,

JoyceAnne R. Jodsaas

Broker/Owner, ABR, CRS, GRI

307 Main Street, Stevensville, MT 59870

Office (406) 777-3696

www.eickertrealty.com

SELLER'S ESTIMATED COSTS AND FEES



1 SELLER: Town of Stevensville
 2 ADDRESS: NHN
 3 CLOSING DATE: 12/31/2021

	SELLER'S ESTIMATED CREDITS		
6	SALE PRICE	\$	165,000.00
7	RESERVE/ESCROW ACCOUNT*	\$	
8	OTHER CREDITS	\$	
10	TOTAL ESTIMATED CREDITS	\$	165,000.00
11	SELLER'S ESTIMATED COSTS AND FEES		
13	ESTIMATED MORTGAGE BALANCE	\$	
14	INTEREST TO CLOSING DATE	\$	
15	PAY-OFF PENALTY	\$	
16	PAYMENTS IN ARREARS	\$	
17	2ND MORTGAGE/HOME EQUITY	\$	
18	TITLE INSURANCE	\$	
19	SID/RSID ASSESSMENTS	\$	728.35
20	RENT (OTHER REVENUE) PRO-RATION	\$	
21	DEPOSIT TRANSFER	\$	
22	CLOSING FEE	\$	
23	BROKERAGE FEE	\$	500.00
24	MORTGAGE DISCOUNT	\$	9,900.00
25	TAX PRO-RATION	\$	
26	DELINQUENT TAXES	\$	
27	LEGAL DOCUMENT PREPARATION	\$	
28	RECORDING FEES	\$	
29	FINAL WATER BILL	\$	109.00
30	WELL TEST	\$	
31	WATER RIGHTS TRANSFER	\$	
32	HOME WARRANTY	\$	
33	ESCROW FEE	\$	
34	WIRE TRANSFER OR FED EX	\$	35.00
35	OTHER <u>Estimated Septic Approval</u>	\$	2,500.00
36	OTHER <u>Estimated Corner Pin Location</u>	\$	1,000.00
38	TOTAL ESTIMATED COSTS AND FEES	\$	14,772.35
40	ESTIMATED PROCEEDS	\$	150,227.65

*Usually sent from mortgagor after closing

ALL COMPUTATIONS ARE BASED ON THE ESTIMATED CLOSING DATE ABOVE.
 THESE FIGURES ARE ESTIMATES ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE.
 FINAL FIGURES TO BE PROVIDED BY CLOSING AGENT.

48 SELLER Town of Stevensville DATE _____ SELLER _____ DATE _____

NOTE: Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or a holiday can be performed on the next business day.

©MONTANA ASSOCIATION OF REALTORS®
 Seller's Estimated Costs and Fees, April 2014

SELLER'S ESTIMATED COSTS AND FEES



1 SELLER: Town of Stevensville
 2 ADDRESS: NRH
 3 CLOSING DATE: 12/31/2021

5 **SELLER'S ESTIMATED CREDITS**
 6 SALE PRICE \$ 190,000.00
 7 RESERVE/ESCROW ACCOUNT* \$ _____
 8 OTHER CREDITS \$ _____
 9
 10 **TOTAL ESTIMATED CREDITS** \$ 190,000.00

11 **SELLER'S ESTIMATED COSTS AND FEES**
 12 ESTIMATED MORTGAGE BALANCE \$ _____
 13 INTEREST TO CLOSING DATE \$ _____
 14 PAY-OFF PENALTY \$ _____
 15 PAYMENTS IN ARREARS \$ _____
 16 2ND MORTGAGE/HOME EQUITY \$ _____
 17 TITLE INSURANCE \$ _____
 18 SID/RSID ASSESSMENTS \$ 788.10
 19 RENT (OTHER REVENUE) PRO-RATION \$ _____
 20 DEPOSIT TRANSFER \$ _____
 21 CLOSING FEE \$ _____
 22 BROKERAGE FEE \$ 500.00
 23 MORTGAGE DISCOUNT \$ 11,400.00
 24 TAX PRO-RATION \$ _____
 25 DELINQUENT TAXES \$ _____
 26 LEGAL DOCUMENT PREPARATION \$ _____
 27 RECORDING FEES \$ _____
 28 FINAL WATER BILL \$ 109.00
 29 WELL TEST \$ _____
 30 WATER RIGHTS TRANSFER \$ _____
 31 HOME WARRANTY \$ _____
 32 ESCROW FEE \$ _____
 33 WIRE TRANSFER OR FED EX \$ _____
 34 OTHER Estimated Septic Approval \$ 35.00
 35 OTHER Estimated Corner Pin Location \$ 2,500.00
 36 OTHER _____ \$ _____
 37 OTHER _____ \$ _____

38 **TOTAL ESTIMATED COSTS AND FEES** \$ 16,332.10
 39
 40 **ESTIMATED PROCEEDS** \$ 173,667.90

42 *Usually sent from mortgagor after closing

44 ALL COMPUTATIONS ARE BASED ON THE ESTIMATED CLOSING DATE ABOVE.
 45 THESE FIGURES ARE ESTIMATES ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE.
 46 FINAL FIGURES TO BE PROVIDED BY CLOSING AGENT.

48 SELLER Town of Stevensville DATE _____ SELLER _____ DATE _____

NOTE: Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or a holiday can be performed on the next business day.

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 Seller's Estimated Costs and Fees, April 2014 Page 1 of 1



EICKERT REALTY, LLC

&

AGENT FOR YOU PROPERTY MANAGEMENT

October 20, 2021

Re: Lot 11, Block 4, Willoughby Lane, Stevensville, MT 59870

Thank you for allowing us to submit a listing proposal regarding the above reference property. *This is not an appraisal but my professional real estate opinion as to what I may be able to sell the property for in today's real estate market. This price point opinion is not to be used for financing reasons.*

The subject property does not currently have any septic approval listed with the Ravalli County Environmental Department. I advise you to obtain septic approval in order to sell the property at the highest and best price listed below.

After researching the last 6 months of sold land listings in the Stevensville area with 5 to 8 acres, *I recommend a price point range of \$165,000.00 to \$190,000.00 for the subject property.*

Please let me know if you have any questions (cell 406-239-5726).

Sincerely,

JoyceAnne R. Jodsaas
Broker/Owner, ABR, CRS, GRI
Cell 406-239-5726
agent4u@montana.com

307 MAIN STREET, STEVENSVILLE, MT 59870
OFFICE (406) 777-3696
www.eickertrealty.com

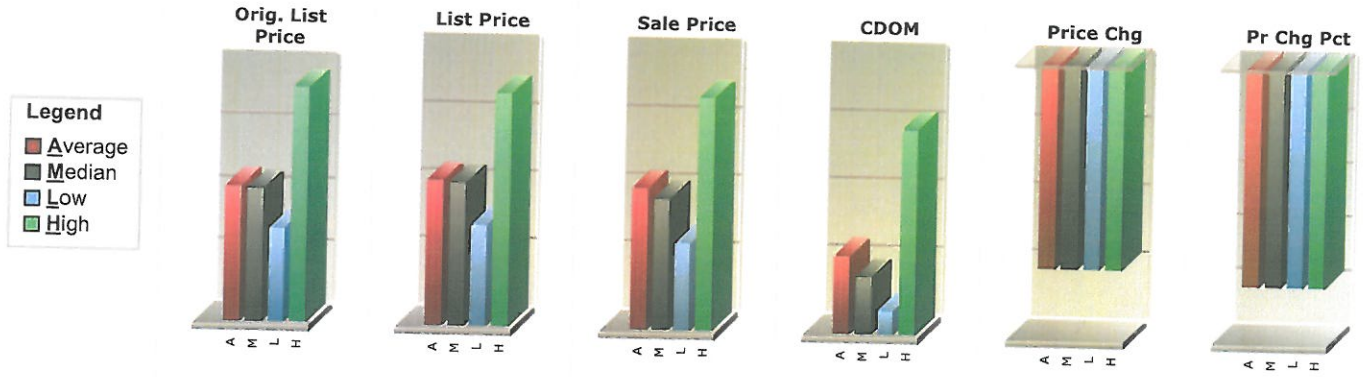
		Price / Status / MLS #	List Price	Property Type	Lot Acres	Expired Date
1		\$130,000 1462 Christianson Lane Stevensville, MT 59870 Closed / 22105058	150,000	Land	5.06	
				<i>Electric/Septic/Well Installed</i>		
2		\$150,000 Lot 1 Rising Sun Lane Stevensville, MT 59870 Closed / 22107109	150,000	Land	5.03	
				<i>Septic Approval/BRID irrigation</i>		
✓ 3		\$165,000 Lot 1 Rising Sun Stevensville, MT 59870 Closed / 22112051	165,000	Land	5.03	
				<i>Septic Approval/BRID irrigation</i>		
4		\$170,000 Nhn Hidden Valley Road S Lot 4 Stevensville, MT 59870 Closed / 22112943	199,900	Land	5.02	
	Status Change			<i>Covenants/HOA</i>		
5		\$220,000 3556 Vale Drive Stevensville, MT 59870 Closed / 22110096	225,000	Land	5.35	
				<i>Septic/Well/Electric Installed</i>		
6		\$225,000 437 Vista View Loop Stevensville, MT 59870 Closed / 22111787	225,000	Land	5.24	
				<i>Septic Approval/Electric to lot/irrigation</i>		
7		\$257,900 Lot 18 Porter Hill Road Stevensville, MT 59870 Closed / 22102244	257,900	Land	5.2	
				<i>Covenants/irrigation/Rim lot</i>		
8		\$345,000 Nhn Rio Lane (Rio Lane) Stevensville, MT 59870 Closed / 22106411	345,000	Land	5.22	
				<i>Off Eastside Hwy/Covenants</i>		

All information is subject to change, is deemed reliable but is not guaranteed, and should be independently verified. The information being provided is for consumers' personal, non-commercial use and may not be used for any other purpose other than to identify prospective properties consumers may be interested in purchasing. © 2021 Montana Regional MLS, LLC and FBS. All Rights Reserved. Prepared by JoyceAnne Jodsaas, ABR, CRS, GRI, Agent For You on Wednesday, October 20, 2021 4:20 PM.

Sold Land Listings 4/20/2021 - 10/20/2021

Compare

	Original Price	List Price	Sale Price	CDOM	Price Chg	% Price Chg
Volume	\$1,747,800	\$1,717,800	\$1,662,900			
■ Average	\$218,475	\$214,725	<u>\$207,862</u>	<u>57</u>	<u>-\$30,000</u>	<u>-8%</u>
■ Median	\$212,450	\$212,450	\$195,000	42	-\$30,000	-8%
■ Low	\$150,000	\$150,000	\$130,000	17	-\$30,000	-8%
■ High	\$375,000	\$345,000	\$345,000	151	-\$30,000	-8%
Number of listings*	8 w/Orig. Pr.	8	8 sold	8		1 changed price



* The number of listings in each column reflects how many listings are represented by the aggregate statistics (average, median, etc.). The statistics across any row of aggregate statistics may not all refer to the same listing.

Sold land listings 4/20/2021 - 10/20/2021
Comparable list

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Government Property
Geocode: 13-1666-13-3-01-04-0000 **Assessment Code:** 0000381150
Primary Owner: **PropertyAddress:**
 STEVENSVILLE TOWN OF
 PO BOX 37 **COS Parcel:**
 STEVENSVILLE, MT 59870-0037
NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: HOME ACRES ORCHARD NO 3

Legal Description:

HOME ACRES ORCHARD NO 3, S13, T08 N, R20 W, BLOCK 004, Lot 011, PT LOT 11 BLOCK 4 HOME ACRES ORCHARDS #3 6.47 AC

Last Modified: 10/8/2021 6:18:22 PM

General Property Information

Neighborhood: 213.870.E **Property Type:** EP - Exempt Property
Living Units: 0 **Levy District:** 13-2732-2-3
Zoning: **Ownership %:** 100
Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0 **Limited:** 0

Property Factors

Topography: **Fronting:**
Utilities: **Parking Type:**
Access: **Parking Quantity:**
Location: **Parking Proximity:**

Land Summary

Land Type	Acres	Value
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	6.470	148,684.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
-----------	------	------	---------------	-----------------	---------------

Owners

Party #1

Default Information: STEVENSVILLE TOWN OF
PO BOX 37

Ownership %: 100

Primary Owner: "Yes"

Interest Type: Conversion

Last Modified: 11/28/2007 1:51:37 AM

Other Names

Other Addresses

Name

Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2021	148684	0	148684	COST
2020	86472	0	86472	COST
2019	86472	0	86472	COST

Market Land

Market Land Item #1

Method: Acre

Type: Category 5

Width:

Depth:

Square Feet: 00

Acres: 6.47

Valuation

Class Code: 2150

Value: 148684

Dwellings

Existing Dwellings

No dwellings exist for this parcel

Other Buildings/Improvements

Outbuilding/Yard Improvements

No other buildings or yard improvements exist for this parcel

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel





Home Acres Rd

Michigan Ln

6N 20W

13

24









Ground Water Information Center | MBMG Data Center
Montana Bureau of Mines and Geology
Montana Technological University
 1300 West Park Street - Natural Resources Building Room 329
 Butte Montana 59701-8997
 Ph: (406) 496-4336 Fx: (406) 496-4343

You are currently signed in. | 10/20/2021
[Sign Out](#)

[Home](#) | [Well Data](#) | [Reports](#) | [Data Coop](#) | [DrillerWeb](#) | [DNRC](#) | [Help!](#)

Menus: | [Main](#) | [SWL](#) | [GWCP](#) | [Projects](#) | [Coal](#) | [Coal Quality](#) | [Geothermal](#)

GWIC Data > Well Construction Data > Township: 08N Range: 20W Sec: 13

Area Well Research

The following data were returned from the GWIC databases for the area you requested...For a more detailed description of the data view the [GWIC Metadata report](#). If you notice data entry errors or have questions please let us know by sending us an Email at GWIC@mtech.edu. If you wish to view a one page report for a particular site, click the hyperlinked **Gwic Id** for that well. Scroll to the right of your screen to view all the data. All data displayed on the screen may not show up when printed.

Retrieval Statistics*			
Field	Max	Min	Avg
Total Depth (ft)	600.00	29.00	260.55
Static Water Level (ft)	480.00	3.00	175.41
Yield (gpm)	300.00	0.00	19.11

* These statistics do not take any geographic, topographic, or geologic factors into consideration. Negative swl values are reported for water levels that are above land surface.

Did you know about...

Other GWIC data

Thanks, Just take me back to the menu.

Other MBMG data

MBMG has 404 publications available for RAVALLI county.
MBMG has 7 abandoned mine record(s) for this request area.

Gwic Id	PDF	DNRC WR	Site Name	Tw	Rng	Sec	Q Sec	Ver?	Type	Td	Swl	Pwl	Rwl	Yield	Test	Date	Use
57801			BAUDER, LAWRENCE	08N	20W	13		No	WELL	172.00	170.00	270.00		2.00	PUMP	6/19/1976	DOMESTIC
57803			COOPER, SOL AND ROSE	08N	20W	13		No	WELL	29.00	3.00	24.00		99.00	BAILER	7/2/1986	DOMESTIC
57800		22315	HODGSON, RANDY	08N	20W	13		No	WELL	310.00	200.00	290.00		5.00	AIR	6/26/1978	DOMESTIC
57797			HOY, ROBERT	08N	20W	13		No	WELL	125.00	75.00	100.00		0.00	AIR	6/15/1979	UNUSED
202492			HOY, ROBERT D.	08N	20W	13		No	WELL	259.00	80.00				BAILER	5/10/1979	DOMESTIC
57796			MADISON, HILDA	08N	20W	13		No	WELL	175.50	153.00	175.00		12.00	AIR	5/20/1981	UNKNOWN
134132			MAUS, GORDON	08N	20W	13		No	WELL	258.00	245.00	250.00		10.00	BAILER	3/8/1993	DOMESTIC
57799			MAUS, GORDON	08N	20W	13		No	WELL	180.00	140.00	165.00		5.00	BAILER	9/22/1977	DOMESTIC
57795			MULLER, DAVID J.	08N	20W	13		No	WELL	149.00	109.00	145.00		10.00	BAILER	5/24/1981	UNKNOWN
202498			PETERSON, WILLIAM	08N	20W	13		No	WELL	325.00					OTHER	4/27/1979	DOMESTIC
57798		20849	SCHUSTER, NORBERT AND ALICE	08N	20W	13		No	WELL	120.00	80.00	115.00		8.00	AIR	6/10/1978	DOMESTIC
57802			WERNER, BILL	08N	20W	13		No	WELL	170.50	151.00	170.00		7.00	AIR	7/21/1983	IRRIGATION
57804			BIXBY, L. M.	08N	20W	13	A	No	WELL	167.00				0.00	OTHER	11/21/1973	UNUSED
143052			GIBSON, TOM AND MARYLIN	08N	20W	13	AA	No	WELL	60.00	10.00	50.00		300.00	AIR	5/26/1994	IRRIGATION
128770			HENDRICKSON, GLENN	08N	20W	13	AA	No	WELL	34.00	3.00	30.00		30.00	AIR	6/25/1992	DOMESTIC
141790			HOGAN, DOUG	08N	20W	13	AA	No	WELL	356.00	300.00	345.00		10.00	BAILER	4/30/1994	DOMESTIC
234297			COLLER, ELAINE	08N	20W	13	AB	No	WELL	514.00	464.10		464.10	6.00	AIR	1/26/2007	DOMESTIC
57805			DAVIS, CAROLINE	08N	20W	13	AC	No	WELL	550.00	345.00	395.00		10.00	AIR	8/17/1989	DOMESTIC
122168			MABLE, MONSON	08N	20W	13	AD	No	WELL	52.00	32.00	45.00		20.00	AIR	2/14/1991	STOCKWATER
57806		30126411	SCOBIE, KENNETH B.	08N	20W	13	BAA	No	WELL	580.00	370.00	570.00		20.00	AIR	3/29/1983	DOMESTIC
160779			COLLER, TONY	08N	20W	13	BB	No	WELL	600.00	480.00			8.00	AIR	5/2/1997	DOMESTIC
57807			DAVIS, CAROLINE	08N	20W	13	BB	No	WELL	495.00	457.00	479.00		6.00	PUMP	10/23/1969	DOMESTIC
315832			EADIE, FRANCIS AND NINA	08N	20W	13	BBD	No	WELL	540.00	444.00		444.00	12.00	AIR	4/15/2021	DOMESTIC
132255			MERRELL, LYNN AND ELIZABETH	08N	20W	13	BC	No	WELL	129.00	59.00			20.00	AIR	11/11/1992	DOMESTIC

57808			PILLING, BILL	08N	20W	13	BC	No	WELL	435.00	380.00	420.00	380.00	15.00	BAILER	8/22/1989	DOMESTIC
277247			POLKOWSKI, AMBER	08N	20W	13	BC	No	WELL	520.00	413.00		413.00	8.00	AIR	3/26/2014	DOMESTIC
57810		1652	BIXBY, L. M.	08N	20W	13	C	No	WELL	109.00	80.00	104.00		1.50	PUMP	11/29/1973	DOMESTIC
57809			PETERSON, MARGE AND BILL	08N	20W	13	C	No	WELL	220.00	170.00	300.00		7.00	AIR	6/13/1979	DOMESTIC
57811		24932	HOY, ROBERT	08N	20W	13	CBB	No	WELL	580.00	200.00	550.00		10.00	AIR	9/28/1979	DOMESTIC
186696			EIDE, JERRY	08N	20W	13	CC	No	WELL	220.00	104.00		104.00	12.00	AIR	7/24/2000	DOMESTIC
136177			HICKEY, JOSEPH A.	08N	20W	13	CC	No	WELL	217.00	13.00	190.00		15.00	AIR	6/22/1993	DOMESTIC
221908			BAUMAN, DOUG	08N	20W	13	CCA	No	WELL	255.00					OTHER	9/14/2005	DOMESTIC
222238			BAUMAN, DOUG	08N	20W	13	CCA	No	WELL	225.00	160.00	215.00	160.00	4.00	BAILER	9/14/2005	DOMESTIC
133793			BARBIAN, DENNIS	08N	20W	13	CD	No	WELL	100.00					OTHER	9/20/1976	DOMESTIC
57812		61205	BARBIAN, DENNIS H.	08N	20W	13	CD	No	WELL	200.00	97.00	111.00		5.00	PUMP	10/10/1985	DOMESTIC
291657		30120347	CONRAD, JOHN	08N	20W	13	CD	No	WELL	440.00	160.90		160.90	12.00	AIR	3/21/2017	DOMESTIC
214154			MARK BRUSHIA BUILDERS	08N	20W	13	CD	No	WELL	520.00	300.00			4.50	AIR	8/12/2004	DOMESTIC
57813			COLLER, TONY	08N	20W	13	D	No	WELL	125.00				0.00	OTHER	9/12/1973	UNUSED
57814			COLLER, TONY	08N	20W	13	D	No	WELL	110.00	39.00	105.00		1.50	PUMP	9/17/1973	DOMESTIC
133788			JUDISH, MIKE	08N	20W	13	DBB	No	WELL	38.00	24.00	31.00		30.00	BAILER	1/13/1993	DOMESTIC
57587		21129	BAUER, TOM AND KAREN	08N	20W	13	DBC	No	WELL	180.00	73.00	170.00		9.00	PUMP	12/2/1977	DOMESTIC
57815			MARTINEZ, JESUS	08N	20W	13	DC	No	WELL	240.00	190.00	230.00		15.00	AIR	6/10/1977	DOMESTIC
261780			FOWLER, MARK * RK1026	08N	20W	13	DD	No	WELL	260.00	36.00		36.00	7.00	AIR	4/22/2010	DOMESTIC
57816			THOMPSON, KIRK	08N	20W	13	DDC	No	WELL	120.00	31.00	100.00		8.00	AIR	4/15/1980	UNKNOWN

End of Report.
44 record(s) listed.

Items of Note:
¹This report is restricted to site types of WELL, BOREHOLE, SPRING, COAL BED METHANE WELL, PETWELL, PIEZOMETER.
²A single well record (a distinct GWIC Id) may be represented by more than one line in this report if more than one performance test was conducted on the well at the time of drilling.

Explanation of Columns:
 GWIC Id = Key field for the GWIC database. Links to one page reports.
 PDF = Are scanned documents available through the Document Manager?

- = Yes, click on the icon to download the PDF file.
- = No, well was submitted electronically. No paper record exists.
- = No, record does have a known well log but it is not scanned yet.
- = No, record may or may not have a document to scan. Metadata is unclear.
- = No, record was created from a source other than a well log. No paper record exists.

DNRC WR = Water right number assigned to this site by Department of Natural Resources and Conservation.
 Site Name = Current owner name assigned to GWIC record.
 Location = Location of site in Montana township, range, section, and quarter-section coordinates.
 Ver? = Has this location been verified by field staff?
 Type = Type of site assigned to GWIC record.
 Td = Total depth of well in feet below ground.
 Swl = Static water level in feet above/below ground - Negative values are reported for water levels that are above land surface.
 Pwl = Pumping water level in feet below ground.
 Rwl = Recovery water level in feet below ground.
 Yield = Yield in gallons per minute.
 Test = Type of performance test reported.
 Date = Completion date of well/borehole.
 Use = Reported use of water.

Disclaimer:
 The preceding materials represent the contents of the GWIC databases at the Montana Bureau of Mines and Geology at the time and date of the retrieval. The information is considered unpublished and is subject to correction and review on a daily basis. The Bureau warrants the accurate transmission of the data to the original end user at the time and date of the retrieval [10/20/2021 6:01:00 PM]. Retransmission of the data to other users is discouraged and the Bureau claims no responsibility if the material is retransmitted. There may be wells in the request area that are not recorded at the Information Center.

RECEIVED

Department of Natural Resources and Conservation

White Department
Yellow Department
Pink Well Owner
Gold Driller

NOV 21 1978

WELL LOG REPORT

FRONT DEPT OF NATURAL
RESOURCES & CONSERVATION

State law requires that this form be filed by the water well driller within 60 days after completion of the well and Form 602 Notice of Completion of Groundwater Development be filed by the well owner within 60 days after the water has been put to beneficial use

1 WELL OWNER
Name Tom &/or Karen Bauer

2 CURRENT MAILING ADDRESS
Box 598
Stevensville, Mt 59870

3 PROPOSED USE domestic (includes lawn and garden), stock, municipal, industrial,
 irrigation, other (specify) _____

4 WELL LOCATION

	NW			NE	
			13		
	SW		X	SE	

1/4 SW 1/4 NW 1/4 SE 1/4 Section 13
T 8N R 19W
OR Lot 11 Block 3
Subdivision Home Acres Orchards
City Stevensville County Ravalli
Elevation 3599 Accuracy ±10 ±50' ±100

5 DRILLING METHOD cable, bored,
 forward rotary reverse rotary jetted
 other (specify) _____

6 WELL CONSTRUCTION AND COMPLETION

Size of drilled hole	Size and weight of casing	From (feet)	To (feet)	Perforations _____ and/or		
				Screen	Kind	To
6"	6 5/8" OD by 1/4"	+2	180			

Was casing left open end? Yes No
Was a packer or seal used? Yes No
If so, what material _____
Was the well gravel packed? Yes No
Was the well grouted? Yes No
To what depth? 64 ft.
Material used in grouting Puddled clay
Well head completion Priless adapter
12 in above grade other _____
(if other, specify) _____
Pump horsepower _____, pump type _____
Pump intake level _____ feet below land surface
Power (electric, diesel, etc) _____

7 WATER LEVEL
Static water level 73 feet below land surface
If flowing, closed in pressure _____ psi
_____ gpm flow through _____ inch pipe
Controlled by _____ valve, _____ reducers, _____ other
(if other, specify) _____

8 WELL TEST DATA pump bailer other
(if other, specify) _____
Pumping level below land surface
170 ft. after 24 hrs pumping 9 gpm
_____ ft. after _____ hrs. pumping _____ gpm

9 WAS WELL PLUGGED OR ABANDONED? Yes No
If yes, how? _____

10 DATE STARTED November 11, 1977
DATE COMPLETED December 2, 1977

11 WELL LOG

From	To	Formation
0	1 1/2	Brown to tan topsoil
1 1/2	5	Round to angular gravels mixed in tan sandy dirt
5	12	Brown clay, cobbles & boulder
12	13	Brown clay, scattered rock
13	18	Light tan sandy clay
18	21	Tan-gray sandy clay. Seep
21	45	Tan sandy clay
45	48	Reddish brown soft rock
48	57	Soft brown rock with stringers of clay. Seep
57	64	Light tan fine sandy clay. Some water
64	66 1/2	Decomposed granite mixed in gray clay. Some water
66 1/2	71	Gray sandy clay. Dirty water
71	74	Gray clay
74	78	Dark brown clay
78	83	Gray clay
83	90	Light tan clay
90	93	Cemented gray sandy clay
93	93 1/2	Medium to coarse decomposed granite. Some water
93 1/2	94	Decomposed granite & spongy clay. Trace
94	115	Tan clay
115	120	Decomposed granite with stringers of clay
120	121 1/2	Decomposed granite, spongy Some water
121 1/2	124	Cemented decomposed granite
124	125	Tan decomposed granite with stringers of clay. Some water
125	139	Decomposed granite mixed in _____

(use separate sheet if necessary) cont 'd

12 DRILLER'S CERTIFICATION
This well was drilled under my jurisdiction and this report is true to the best of my knowledge
Date JAN 15 1978
W. F. [Signature]
Signature License No 52
Firm name LIBERTY DRILLING COMPANY
Missoula, Montana 59801
Address _____

Neighbor well log

Tom &/or Karen Bauer

139 - soft brown clay Some dirty water
139 - 140 Fine white sand and broken rock, seams of brown clay
140 - 151 Tan and brown clay
151 - 151½ Soft granular red - brown clay Dirty water
151½ - 155 Iron stained hard gray rock, decomposed granite. Dirty water
155 - 157 Reddish tan clay
157 - 159 Reddish broken rock, seams of brown clay
159 - 160 Gray to brown broken rock, seams light tan clay
160 - 172½ Gray rock, mixed in reddish brown clay
172½ - 180 Boulder
180 - 182 Fractured rock Trace
182 - 183 Brown fractured rock
183 Tan gray rock Water

Note Wells in this area can be depended upon to produce clear sand free water year after year as long as they are not overpumped, i.e., they should be pumped at rates not in excess of 60 to 70 percent of the tested capacity of the aquifer



REQUEST FOR PROPOSALS (RFP)

Proposals for **REAL ESTATE BROKER SERVICES** for the Town of Stevensville will be received by the Town Clerk's office, 206 Buck Street, Stevensville, MT 59870, until **October 20, 2021** at 5:00 p.m.

Any questions regarding the Request for Proposals should be directed to Brandon Dewey, Mayor, or emailed to: brandon@townofstevensville.com. All interested firms or individuals are invited to submit a proposal in accordance with the terms and conditions stated in this Request for Proposals.

Town of Stevensville

Submittal Signature for:

REAL ESTATE BROKER SERVICES

The firm submitting this proposal is required to submit those items listed in the RFP in full as a part of the package.

Failure to submit any of the documents listed below with your proposal, or failure to acknowledge any addendum, or submitting your proposal with any limitations, condition or provision not requested, may be cause for rejection of your proposal. By signing the form below, the authorized representative affirms that the information contained in this document is true and accurate, and that the firm indicated below is capable of providing services as described in their response to this RFP.

Company: Engel & Volkers Western Frontier - Stevensville

Telephone Number: 1-400-707-1073 (mobile) ; 1-400-625-2000 (office)

Authorized Representative (Print): Heidi Stahl

Title: Broker

Authorized Signature: 

Date: 10-20-2021

Marketing Plan Town of Stevensville

Premium Publications:

Big Sky Journal – Included in Engel & Völkers quarterly featured properties ad.

Big Sky Journal is a regionally produced lifestyle publication known for unforgettable images, features, profiles and photo essays of life in the Northern Rockies. The publication is distributed via subscription, national newsstands, airports, regional lodging locations and targeted events.

– 40,000+ distribution. 84% HHI \$100,000, 39% HHI of \$300,000, Average net worth \$1.3m.

Distinctly Montana – Included in Engel & Völkers quarterly featured properties ad.

Distinctly Montana is one of Montana's leading lifestyle publication with editorial features highlighting the very best of living in Montana. Available at select rack locations, Montana newsstands, public and private air terminals and select resorts and hotels.

-20,000 print and 10,000 digital copiers. 19,000 monthly website visitors.

Private Residences • Make Montana – Quarterly, full page, featured property ad.

Private Residences – Make Montana Home Engel & Völkers Western Frontier's exclusive publication featuring premium listings throughout Western Montana. The publication is direct mailed to all homes \$500,000+ in Western Montana.

– 5,500 print copies direct mailed to high net worth homes and available for pick at all Engel & Völkers Western Frontier shops and select businesses throughout Western Montana and emailed to a data base of over 2,000 qualified contacts. Average Home value of \$500,000.

Newspapers

Missoulian/Daily Inter Lake – Rotated in weekly Engel & Völkers featured properties ad and featured on Missoulian Newspaper's front-page strip ad.

Missoulian – Featured property display ad.

Online

Adwerx Campaign: Exclusive retargeting ad campaign featuring property, targeted to area.

Missoulian.com – ROS (Run of Site) property feature ad.

Property to be featured on the Engel & Völkers Western Frontier and Heidi Stahl social media pages.

Listing syndicated via **Engel & Völkers EDGE** program to the to these sites and more:

WSJ.com	Nytimes.com	zillow.com
RealEstate.com	Realtor.com	trulia.com
JamesEdition.com	Juwai.com	evrealestate.com

Additional Exposure

Professional photography, videography, drone work, and copywriting.

Signage at property.

Property Brochure (Exposés) displayed at all Engel & Völkers Western Frontier shop locations and rotated throughout other markets.

Post card featuring property to be mailed to targeted homes throughout Stevensville.

Listing featured on ShopTV throughout all Engel & Völkers Shops in North America locations.

Heidi Stahl

102 Main Street Suite B
Stevensville, MT 59870
406-207-1073
Heidi.Stahl@EVRealEstate.com

PROFILE

Heidi Stahl is a fifth generation Montanan currently residing in Stevensville. Her husband is a Marine combat veteran and their two children attend Stevensville Middle/Primary School. Her commitment and productivity has garnered many reputable positions in her community and in her real estate career.

EXPERIENCE

REALTOR, Broker: Engel & Völkers Western Frontier - Stevensville — 2020- Present

- Currently licensed and in good-standing with MT Department of Realty Regulation
- Currently in good-standing with National Association of Realtors
- 2020 Diamond Award Winner for closed transactions and volume
- Stevensville office has 8 members, two of which are Brokers, and 1 full-time office administrator who works 9-5PM
- Hamilton office has 10 members, Missoula has 33 members
- Engel & Völkers Western Frontier in total has 7 full-time administrators, 1 administrative manager, and 1 general manager. All of which are able to assist any member regardless of office location.
- Voted Best in the Bitterroot 2020 and 2021

REALTOR, Broker: EXIT Realty Bitterroot Valley - Stevensville — 2016-2020

- 2017 Bronze Award Winner for closed transactions
- 2018 Bronze Award Winner for closed transactions
- 2019 Bronze Award Winner for closed transactions

EDUCATION

Connole- Morton Real Estate School, Missoula, MT 2016 - Salesperson

Cooke Real Estate School, 2018 - Broker

Military Professional Certification, 2018

-In current and good standing with NAR

SKILLS

- Analyzing market trends and developing competitive market proposals
- Adept in negotiation and mediation, contract drafting, and curating business through prospecting and networking
- Proved ability to increase revenue and client acquisition through marketing, sales, and customer relations.

NOTABLE

- Through my through proposal, which included interviewing, market research, understanding market trends, and my production I successfully listed the Spurgin Ranch Subdivision at the start of my 5th year in real estate. This 19 lot subdivision is valued at over \$4.5 million and set to close by the end of this year.
- Have successfully marketed and sold 17 new construction homes since 2019 for James Schafer co-owner of Continuum Builder Group
- Have closed over 171 transactions and \$66,449,362 in real estate.

SCOPE OF SERVICES

- Will provide the Mayor with bi-weekly activity reports.
- Will provide all Market materials as outlined in the attached Marketing Plan
- Will negotiate with Buyers on behalf of the Town of Stevensville
- Will coordinate real estate appraisals by providing access, scheduling, and providing comps to support listing price (if requested by appraiser)
- Will coordinate transaction by: obtaining a listing packet from Town of Stevensville's requested Title Company, will deliver and review contracts, will order title, prepare

disclosures and if any needed amendments, ensure all paperwork is provided to all parties, coordinate closing time with all parties, and ensure the file is broker compliant.

FEE SCHEDULE

- Seller agrees to pay Broker in cash a commission equal to 6% based upon the sales price if Seller enters into a written agreement for the sale of the Property during the term of agreement. The commission shall be payable at closing.
- Broker will cooperate with buyer agents representing a buyer and offer them compensation equal to 3% based upon the sales price.
- Seller's anticipated costs related to the sale would be: Commission, prorated taxes (if any), cost of closing agent fee (use of the Title Company), Title Owner Policy, and having the corner property pins identified (if not already done). If the Town of Stevensville is asked to obtain septic approval costs associated with this are the use of an excavator, PVC pipe for test hole (if needed), and application fee for site evaluation through Ravalli County Health Department.

REFERENCES

1. Matt Mellott, CCIM, SIOR, Broker, Commercial Real Estate Advisor for Sterling CRE Advisors, Missoula, MT, 406-203-3950
2. James Schafer, Owner of Straightedge Construction, and co-owner of Continuum Builder Group, Missoula, MT 406-396-7087
3. Rob Fleming, Branch Manager at Mann Mortgage and one of the developers of the Spurgin Ranch Subdivision, Missoula, MT 406-880-0700

State of Montana
Business Standards Division
Professional and Occupational Licensing Bureau
Board of Realty Regulation

Click [here](#) for a disclaimer

Please be advised that any "license" with REG in the naming convention instead of LIC, is not an actual license, but rather an interstate licensure registration that immediately expires when the state of emergency is no longer in effect.

[Download as PDF](#)

[Print Page](#)

License Information

Licensing Board/Program: Board of Realty Regulation
License Type: Broker License

License Number: RRE-BRO-LIC-69841

License Status: Active

License Expiration Date: 10/31/2021

License Issued Date: 11/07/2018

License Holder

Business Name:

Name: Heidi Ann Stahl

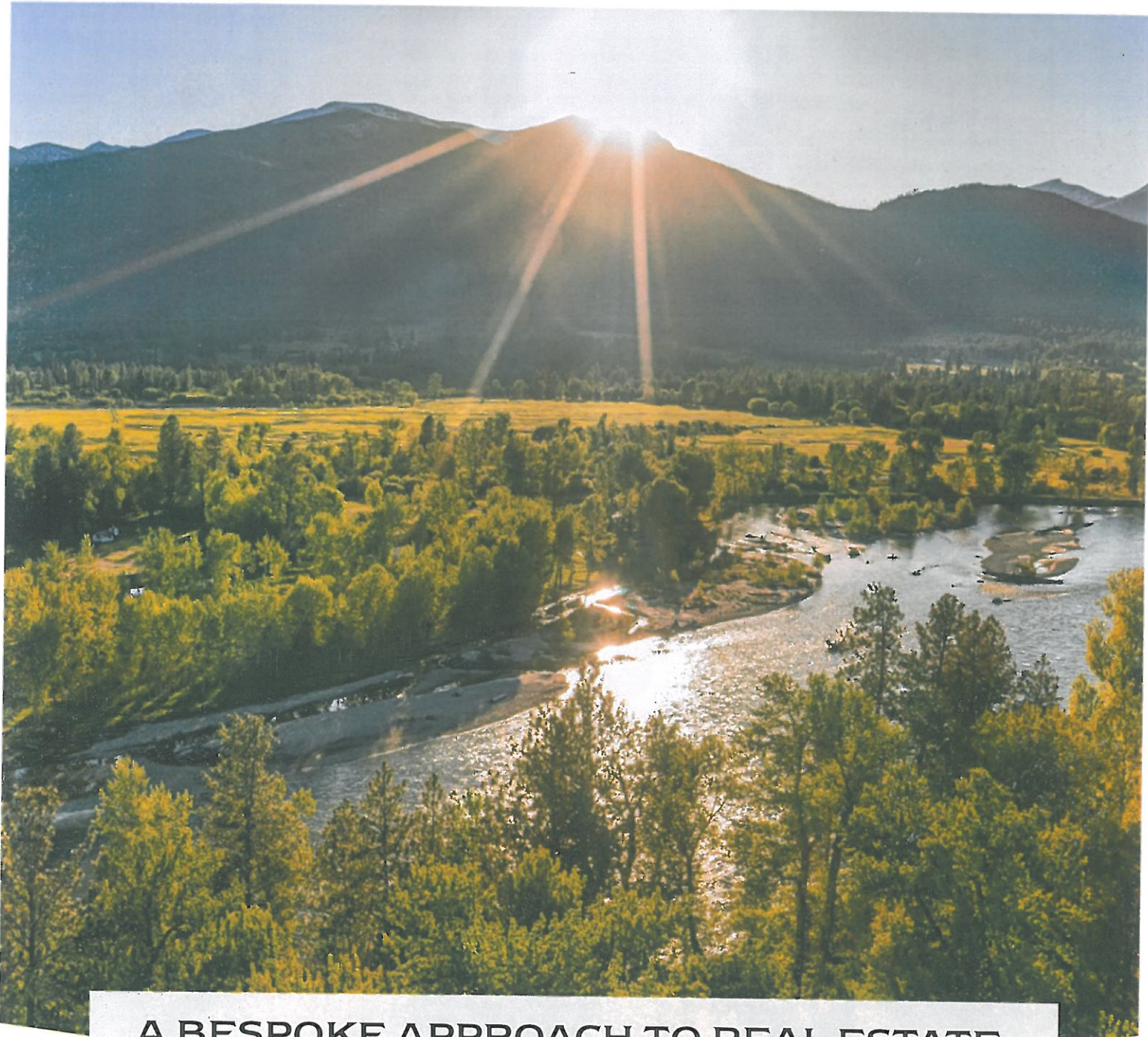
City, State Zip: MISSOULA, MT 59802

Public Documents

Our records show no public documentation for this licensee.

Discipline

Our records show no adverse information concerning this licensee.



A BESPOKE APPROACH TO REAL ESTATE

HEIDI STAHL
REAL ESTATE BROKER



+1 406-207-1073
Heidi.Stahl@EVRealestate.com
www.HeidiStahl.EVRealEstate.com



ENGEL & VÖLKERS



WESTERN MONTANA REAL ESTATE EXPERT

Are you looking for a REALTOR who is committed and cares about you? Heidi Stahl puts her clients first. Whether you are looking to buy or sell your property, Heidi makes sure her client's needs and goals are met. She understands the importance of communication and prides herself on timely responses. Her commitment and productivity has garnered many reputable positions in her community and in her real estate career.

Heidi takes care of the details that need attended to such as: making sure deadlines are met, problems are solved, and home inspection responses are in on time. Heidi believes it is important to set up a game plan for negotiations since they play a major role in the home buying/selling process. Being tech-savvy is a must in this industry and Heidi has the skills to make sure your home leaves a digital footprint.

Who is Heidi Stahl? She is a fifth generation Montanan. Although born in Missoula, she spent a better part of her youth in Nevada. Her life became full-circle when she moved back to Missoula in 2003. A few years later, Heidi met the love of her life, a Marine named Justin. After surviving together through Justin's second deployment in Iraq, Justin and Heidi married in 2009. Today they have two beautiful children and are proud to call the Bitterroot Valley their home! Heidi is very passionate about helping Veterans. She not only understands, but appreciates the sacrifices Veterans and their families have made.

PROFESSIONAL ACCOMPLISHMENTS

REAL ESTATE BROKER

2017 Bronze Award Winner for closed transactions
2018 Bronze Award Winner for closed transactions
2019 Bronze Award Winner for closed transactions
2020 Diamond Award Winner for closed transactions
Military Relocation Professional Certification
Closed over \$66.5 million in property in just over 5 years

SPECIALITIES INCLUDE

- Analyzing market trends and developing competitive market proposals.
- Adept in negotiation and mediation, contract drafting, and curating business through prospecting and networking.
- Proven ability to increase revenue and client acquisition through marketing, sales, and customer relations Fought and won a three month reconsideration on unjust VA appraisal for a disabled veteran.



HAMBURG, GERMANY (ORIGINAL & CURRENT SHOPS)



MISSOULA SHOP

OUR STORY

Like every client and every real estate advisor, Engel & Völkers also has a unique story. It's one steeped in iconic heritage that drives our resolve to change the way consumers experience the properties, neighborhoods and the overall process of buying and selling a home, ranch or business.

Our story began in Hamburg, Germany in 1977 with the founding of the privately owned Engel & Völkers franchise by Christian Völkers who remains at the head of our global operations. The world of Engel & Völkers was created and continues to grow around the mission to possess the highest levels of competency and client service. Through unrivaled brand consistency, sophisticated systems and innovations, we've done what no other European luxury real estate franchise has been able to do — successfully establish itself in the Americas.



"Quality product offerings, premium service and innovative thinking never seem to go out of style."

- Christian Völkers

"They say home is where your story begins, but what if I told you that your story has already begun. I'm here to help with the next chapter."

- Heidi Stahl











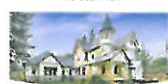






ENGEL & VÖLKERS WESTERN FRONTIER

Engel & Völkers Western Frontier opened the Missoula shop in the Fall of 2017 and quickly became the leading luxury real estate brokerage in Western Montana. In just over 2 years, shops are now also open in Hamilton, Polson, Whitefish, Columbia Falls, Bigfork, Stevensville and Kalispell providing comprehensive real estate services throughout Western Montana.













Regional Marketing Strategies

Often times the buyer for our listings (especially the luxury properties) will not be someone in our immediate area. That's why we invest heavily in regional publications including The Big Sky Journal, Distinctly Montana and Flathead Living. These carefully selected publications are distributed throughout Montana and the Rocky Mountain areas via paid subscription, news racks, high end lodging, private airport lounges and select pick up locations. These beautiful ads are designed to drive traffic back to our website, ultimately increasing the exposure for all of our listings.

FOLLOW YOUR DREAM, HOME.

 698 Hampton Trail, Hamilton Dawn Maddux - \$12,500,000 406-550-4131	 Bermouth Legacy Ranch, Drummond Dawn Maddux - \$12,700,000 406-550-4131	 717 Duss Lane, Hamilton Jan Summers - \$3,995,000 406-369-1125
 305 Buffalo Trail, Somers Jeanne Dietz - \$2,495,000 406-270-1942	 7258 Nez Perce Road, Darby Dawn Maddux - \$2,450,000 406-550-4131	 2062 Hawks Peak Drive, Florence Dawn Maddux - \$1,995,950 406-550-4131
 855 S Juniper Bay Road, Somers Dawn Maddux - \$1,495,000 406-550-4131	 32663 S Finley Point Road, Polson Tammy Purdy - \$1,480,000 406-212-0081	 2215 Raymond Avenue, Missoula Dawn Maddux - \$1,395,000 406-550-4131
 1292 Ian Lane, Victor Jan Summers - \$1,149,000 406-369-1125	 69911 Watson Road, Saint Ignace Dawn Maddux - \$1,000,000 406-550-4131	 667 Alvista Loop, Hamilton Lindsay Buhler - \$989,000 406-868-0728
 Sycamore Street, Missoula Over \$1000 - \$450,000 406-396-2142	 476 Buffalo Lane, Somers Jeanne Dietz - \$425,000 406-270-1942	 Lot 14 Boulder Patch Road, Hell Dawn Moore - \$199,000 406-366-2142

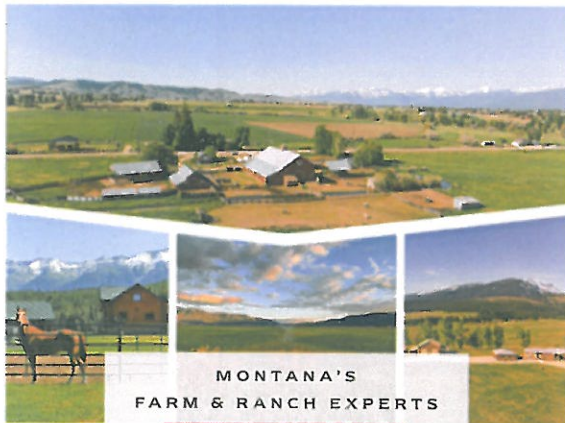
FOLLOW YOUR DREAM, HOME.

 3548 Halo Lane, Missoula Dawn Maddux - \$2,990,000 406-550-4131	 6482 West Fork Road, Darby Dawn Maddux - \$2,750,000 406-550-4131	 1883 Bayview Drive, Polson Gary Clark - \$2,500,000 406-240-0618
 639 Delroy Road, Whitefish Fireleigh Innes - \$1,920,000 406-274-6276	 6862 Rivers End, Bigfork Dawn Maddux - \$1,725,000 406-550-4131	 NHN Hwy 93, Polson Susan Fortner - \$1,500,000 406-370-2079
 30988 Wolf Point Way, Polson Dawn Maddux - \$1,300,000 406-550-4131	 4535 Fox Farm Road, Missoula Dawn Maddux - \$1,225,000 406-550-4131	 26583 MT-36, Polson Dawn Maddux - \$1,175,000 406-550-4131
 1128 Prosperity Place, Corvallis Lindsay Buhler - \$795,000 406-868-0718	 1750 9th Street W, Columbia Falls Jeanne Dietz - \$775,000 406-270-1912	 882 Queens Way, Hamilton Jan Summers - \$725,000 406-369-1126

Engel & Völkers Western Frontier
Missoula - Polson - Hamilton - Whitefish - Bigfork
Learn more at westernfrontier.evrealstate.com



Big Sky Journal



**MONTANA'S
FARM & RANCH EXPERTS**

ENGEL & VÖLKERS WESTERN FRONTIER

Montana is home to a number of legacy properties. From sprawling cattle ranches to productive farms and recreational hunting lands, if you are the owner of these properties select a brokerage to represent them. Choose this experienced team of Engel & Völkers Western Frontier, the premium Real Estate Brokerage for farm and ranch properties throughout Montana.



MISSOULA | HAMILTON | POLSON | STEVENSVILLE | KALISPELL
WHITEFISH | BIGFORK | COLUMBIA FALLS

www.westernfrontier.evrealstate.com

FOLLOW YOUR DREAM, HOME.

 1663 Bayview Drive, Polson Gary Clark - \$2,500,000 406-240-0618	 305 Buffalo Trail, Somers Jeanne Dietz - \$2,495,000 406-270-1942	 828 Delroy Road, Whitefish Reneigh Ward - \$1,000,000 406-274-6276
 68 Rivers End, Bigfork Dawn Maddux - \$1,795,000 406-550-4131	 62 Rivers End, Bigfork Dawn Maddux - \$1,795,000 406-550-4131	 885 S Juniper Bay Road, Somers Dawn Maddux - \$1,495,000 406-550-4131
 32853 S Finley Point Road, Polson Tammy Purdy - \$1,480,000 406-212-0081	 30988 Wolf Point Way, Polson Dawn Maddux - \$1,380,000 406-550-4131	 26583 MT-36, Polson Dawn Maddux - \$1,175,000 406-240-0618
 420 Shoreline Drive, Polson Patti Schulte - \$799,000 406-240-3845	 2 O'Brien Avenue, Whitefish Alice Brothov - \$294,000 406-229-0120	 873 Cloud Creek Road, Somers Jeanne Dietz - \$150,000 406-270-1942

Engel & Völkers Western Frontier
Missoula - Polson - Hamilton - Whitefish
Bigfork - Columbia Falls - Kalispell - Stevensville
Learn more at westernfrontier.evrealstate.com



Distinctly Montana

Flathead Living

National & Global Marketing Strategies

FOLLOW YOUR DREAM, HOME.

Illinois, MI Modern city walk to luxury 4500 sq ft, 4 bedrooms, pool, indoor gym, spa, 2nd floor balcony, 19 in granite, 99 stainless steel, 1000 sq ft of outdoor living space.
Engel & Völkers Premier
Dana Heston +1 408-429-4994

Florida-Florida, CA-Orangeville 1700 sq ft, 4 bedrooms, pool, spa, 2nd floor balcony, 19 in granite, 99 stainless steel, 1000 sq ft of outdoor living space.
Engel & Völkers Premier
Dana Heston +1 408-429-4994

Illinois, MI 4 story historic 1800 sq ft, 4 bedrooms, pool, spa, 2nd floor balcony, 19 in granite, 99 stainless steel, 1000 sq ft of outdoor living space.
Engel & Völkers Premier
Dana Heston +1 408-429-4994

Costa Rica, CR Landed in Costa Rica on beautiful beachfront. 1000 sq ft, 4 bedrooms, pool, spa, 2nd floor balcony, 19 in granite, 99 stainless steel, 1000 sq ft of outdoor living space.
Engel & Völkers Premier
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New York, NY 4 story historic 1800 sq ft, 4 bedrooms, pool, spa, 2nd floor balcony, 19 in granite, 99 stainless steel, 1000 sq ft of outdoor living space.
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Learn more at www.egv.com



Wall Street Journal

Engel & Völkers publishes both national and international high-end publications that present premier properties from around the world. GG is printed seasonally in 7 languages and explores culture, art, design and architecture, and profiles artists, innovators and celebrities. It is a high-end publication in which we showcase many of the properties we represent. GG is delivered directly to Engel & Völkers top clients, distributed throughout our international network and made available throughout newsstands in Europe and through Engel & Völkers Yachting and Aviation divisions and Polo Club.

Private Residences is printed quarterly and presents premier North American properties providing national and international exposure. It is distributed locally by North American shops and is sent to select international shops.

Our ability to leverage exclusive opportunities in some of the most popular and influential publications such as The Wall Street Journal, Architectural Digest, and the Financial Times allows us to target qualified buyers based on reader demographics. We also highlight specific properties in niche publications such as Safari Club International Magazine, Fly Fisherman, and The Land Report.

FOLLOW YOUR DREAM, HOME.

Illinois, MI Modern city walk to luxury 4500 sq ft, 4 bedrooms, pool, indoor gym, spa, 2nd floor balcony, 19 in granite, 99 stainless steel, 1000 sq ft of outdoor living space.
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Learn more at www.egv.com



Private Air Magazine



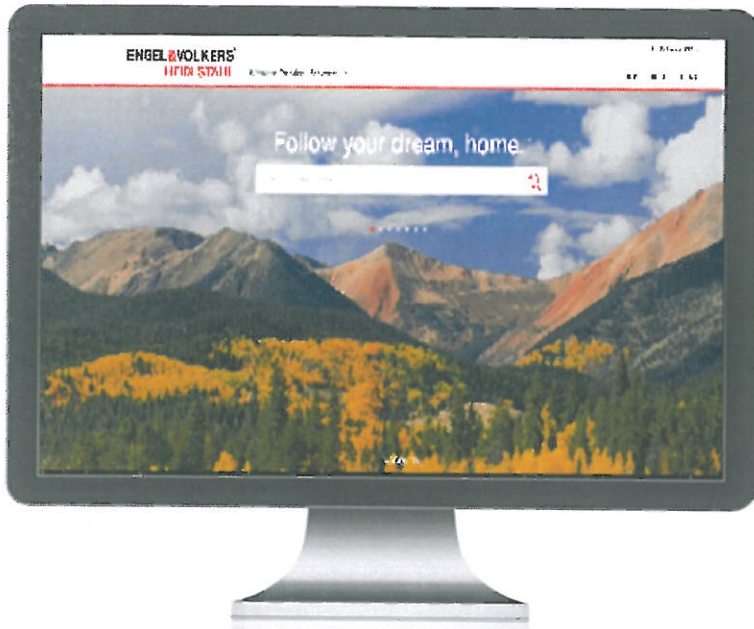
Global Guide

You Deserve to Sell It

The World Deserves to See It

Comprehensive Web Presence

Engel & Völkers maintains a network of websites to increase the worldwide exposure of its brand, locations and properties. The Engel & Völkers website is offered in multiple languages and attracts over four million visitors per month. Content cascades back and forth between all shops and Advisors both in the Americas and worldwide. All designed to maximize the exposure of our property listings and provide buyers with detailed information about the communities we service.



4,000,000+
Visitors Per Month

Advisor Site

heidistahl.evrealstate.com

Western Frontier Site

westernfrontier.evrealstate.com

Americas Site

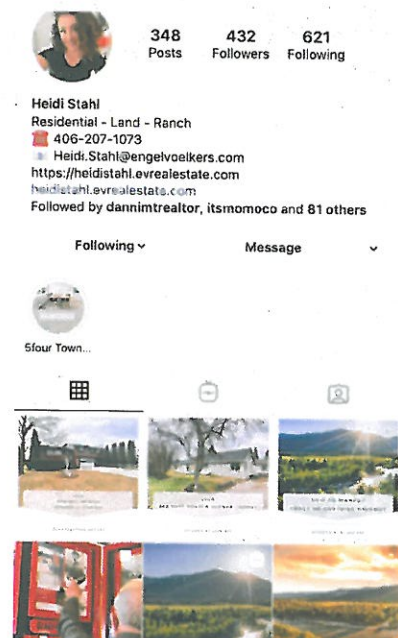
evrealstate.com

Global Site

engelvoelkers.com

Social Media

Engel & Völkers places special attention on its social media strategy. We engage with our fans and followers through Facebook, Instagram, Twitter, and LinkedIn to ensure that our premier properties, network, and services remain topics of conversation. Properties and posts are strategically “boosted” to specific demographics ensuring it is delivered to the right audience and potential buyers.



EDGE™

Global reach with boutique style is what you can expect when working with an Engel & Völkers Advisor here and around the world... and we've sharpened our EDGE.

Committed to delivering the highest level of customer service, Engel & Völkers provides Extensive Domestic & Global Exposure (EDGE) designed to maximize exposure of your listing to qualified, targeted buyers worldwide. Through the most highly trusted strategic online and mobile marketing partners, the Engel & Völkers network spanning more than 30 countries and the white-glove professionalism of your local Advisor, we market your property with the utmost care and competency.



Client Testimonials

Heidi was beyond helpful looking for a home, and through out the whole home buying process. We had the WORST experience with our lender but Heidi held it together to get the job done! If it weren't for Heidi as our as our realtor i would have pulled out from the loan. Heidi is amazing at what she does and is very very helpful!!!

- Buyer

It was a pleasure to work with Heidi. Very personal and stayed in constant contact with us, remained flexible with her showing schedule. We had been using another local realtor for the previous seven months with no real return and very poor communication. With Heidi, we found our dream home, purchased it and moved in under 8 WEEKS!! I would definitely use Heidi again to buy or sale a home.

- Buyer

Heidi worked tirelessly to help us find our dream house in the Bitterroot Valley. She did background research on numerous homes, and previewed them prior to our house-hunting visit to the valley which enabled us to focus only on the properties that met our criteria.

- Buyer

I absolutely recommend Heidi to represent you in buying or selling your home. She is amazing at what she does! Heidi truly works for you- she puts your needs first and makes sure you have all the information to make the decision that's best for you and your family. She is a natural negotiator and so easy to work with. Do yourself a huge favor and hire Heidi!

- Buyer/Seller

Heidi was a pleasure to work with! Not only did she help me find the home my family was looking for in a timely fashion, she helped us get it at a great price! She was very kind and helpful throughout the entire process of buying! She also had a great deal of knowledge of the area. If your looking to buy a home with someone professional, friendly and understanding; she's the woman for you!!

- Buyer/Seller

Heidi is an exceptional person and very professional. She is great to work with and very easy going. She strives for the very best in everything she does. She has always put her clients needs and wants at the very top of her priority list. She is definitely someone I would recommend for all your housing needs.

- Buyer

Heidi did an amazing job finding us the perfect home we would recommend her to anyone!! I could contact her at any time and within minutes had all the information we needed! We are first time home buyers and she also taught us everything we need to know!

-Buyer

Every Home Is A Mansion. Premium Service Always.

While we do represent castles and mansions throughout the world, we also represent homes at all price points, providing the same level of premium service for all. No matter the price, size or style of home.

Western Montana's Premium Real Estate Brokerage Western Frontier Shop Locations

Missoula Shop

321 N. Higgins Ave
Missoula, MT 59802
406-926-3322

Polson Shop

219 Main Street
Polson, MT 59860
406-872-2233

Hamilton Shop

100 Pinckney Street
Hamilton, MT 59840
406-375-5556

Whitefish Shop

214 2nd Street East, Suite 101
Whitefish, MT 59937
406-730-8582

Columbia Falls Shop

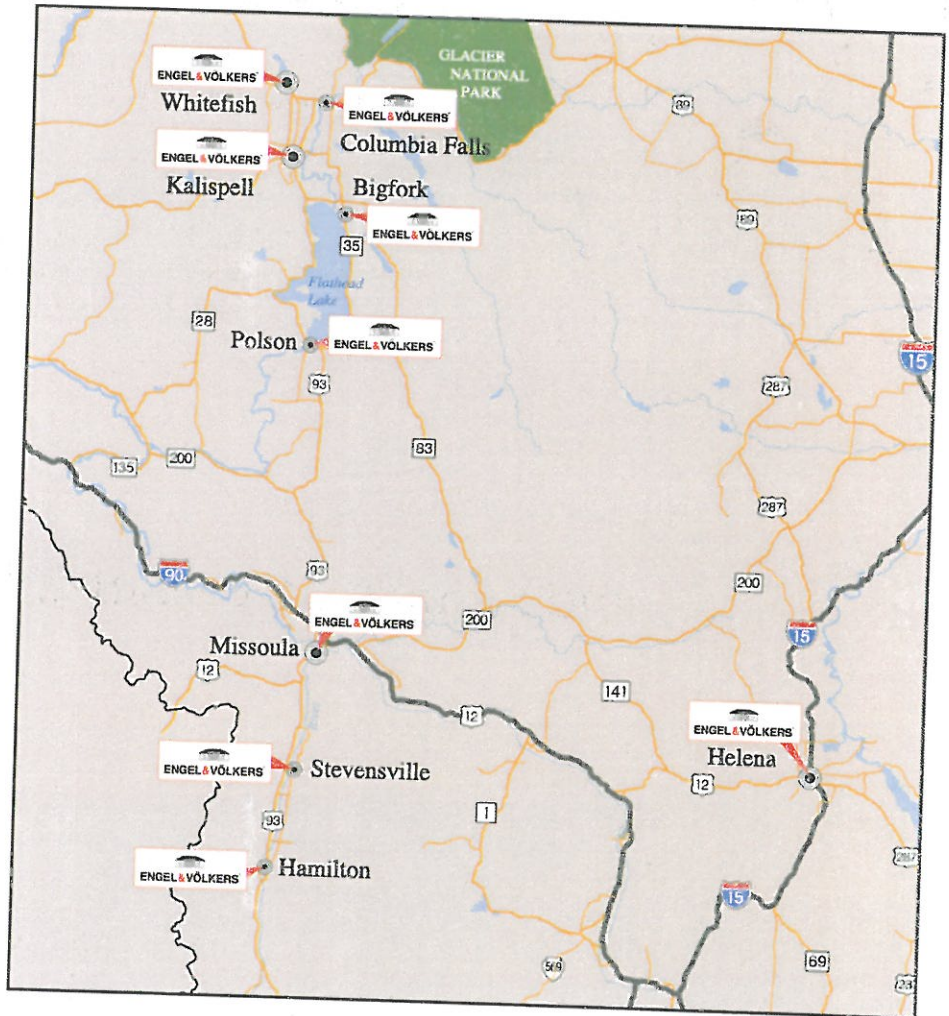
638 Nucleus Avenue, Suite 101
Columbia Falls, MT 59912
406-897-2015

Stevensville Shop

102 B Main Street
Stevensville, MT 59870
406-625-2686

Kalispell Shop

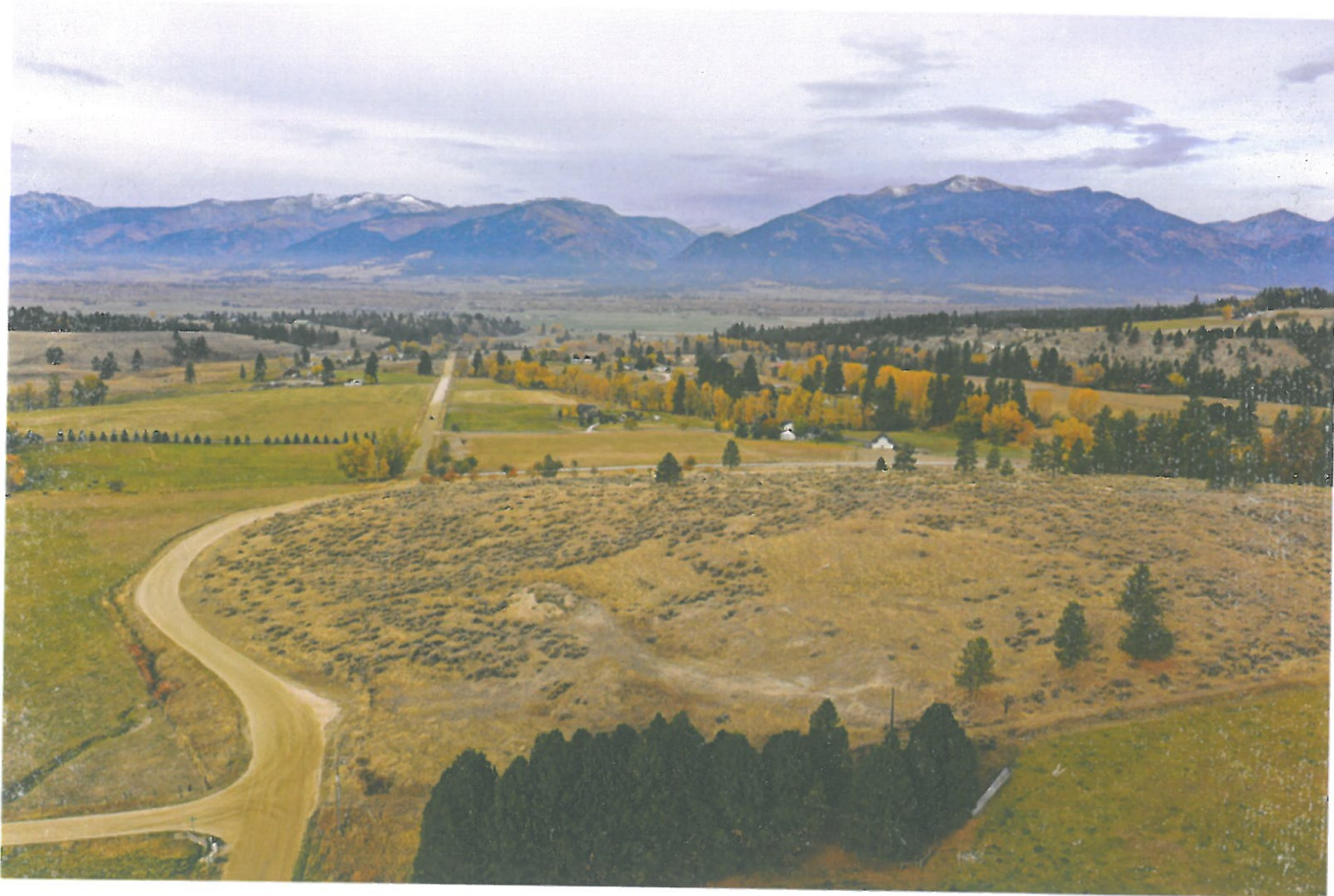
338 S Main Street
Kalispell, MT 59901
406-300-1790



Bigfork, Helena & Great Falls
Opening Soon

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Prepared exclusively for:

Town of Stevensville
TBD Willoughby Lane, Stevensville, Montana 59870

Date:

October 19, 2021

Prepared by:

Heidi Stahl
Real Estate Broker
Engel & Völkers Western Frontier
heidi.stahl@engelvoelkers.com





October 19, 2021

Dear Town of Stevensville,

I appreciate the opportunity to share my business plan with you.

In order to inform you about the current happenings in today's market, I have prepared this Broker Opinion of Value especially for you. There are many properties on the market today, and each has different amenities, sizes, and values. By reviewing this BPO, you will have the information needed to price your acreage in the appropriate range in today's market.

Home buyers always do a lot of comparison shopping. In today's market it is especially important to price your land right from the beginning. There are many parcels of land available in all price ranges, but the parcels that are priced right are the ones that bring in the qualified buyers.

Part of this package includes a detailed copy of my personal marketing plan. I am confident that once you review the plan, you will feel very satisfied with me marketing your property.

My goal is to help you sell your land quickly and at a fair market value. I look forward to working with you on the sale of your land.

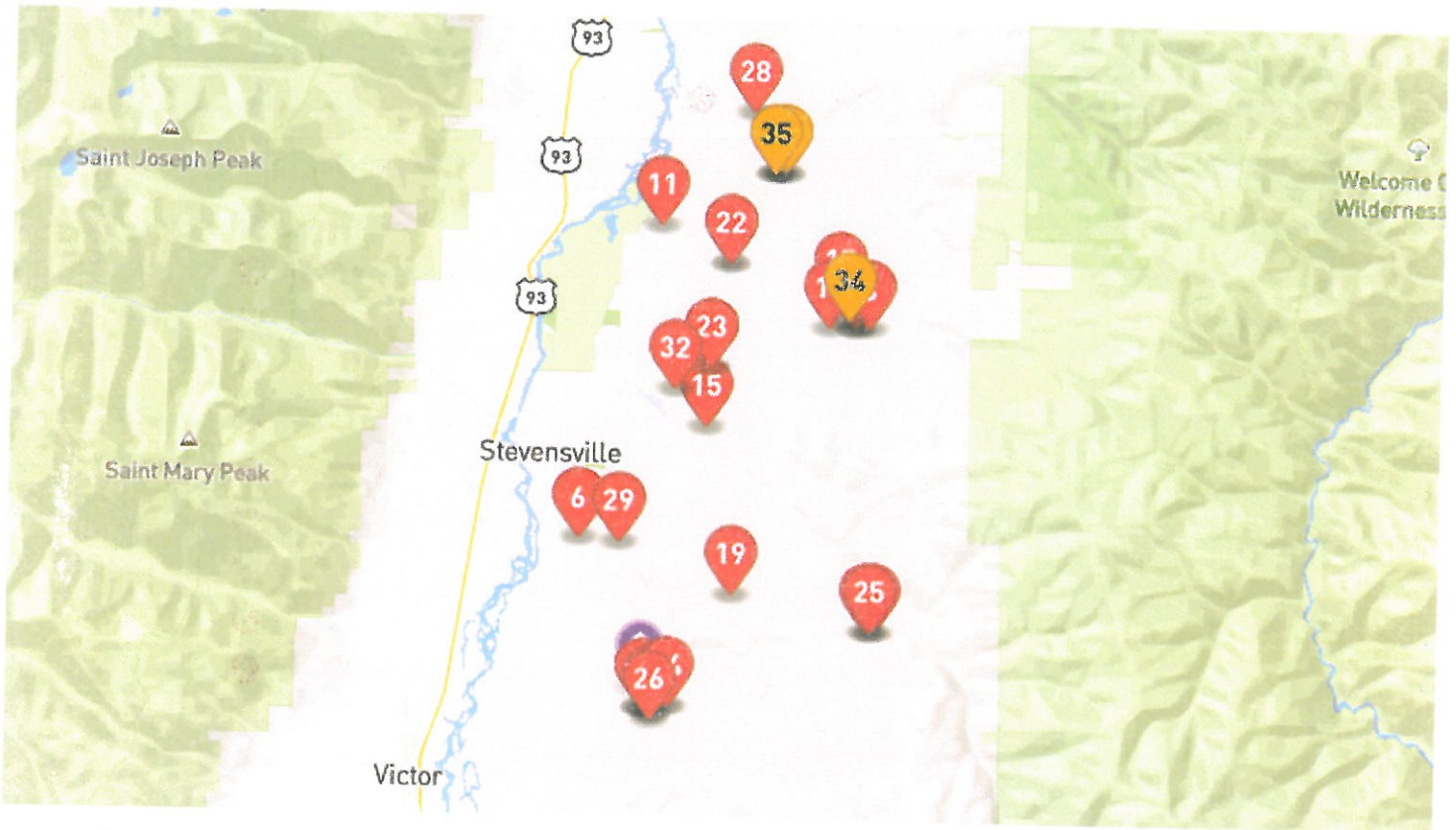
Sincerely,

Heidi Stahl

A handwritten signature in blue ink, appearing to be 'H Stahl' with a stylized flourish.

Heidi Stahl · Engel & Völkers Western Frontier
heidi.stahl@engelvoelkers.com

Map of Comparable Listings



STATUS: = CLOSED = UNDER CONTRACT TAKING BACK-UP OFFERS = PENDING

MLS #	STATUS	ADDRESS	ACRES	PRICE
1	Subject	TBD Willoughby Lane, Stevensville, Montana 59870	6.47	-
2	CLOSED	Lot 7-A Lecoure Lane	10	\$199,000
3	CLOSED	Lot 8 Charlotte Way	9.82	\$150,000
4	CLOSED	Lot 9 Charlotte Way	9.82	\$150,000
5	CLOSED	Nhn Illinois Bench Road	10	\$250,000
6	CLOSED	3556 Vale Drive	5.35	\$220,000
7	CLOSED	Lot 7 Charlotte Way	9.83	\$143,000
8	CLOSED	Nhn Lot 8 Bolin Ranch Road	8.81	\$145,500
9	CLOSED	Lot 12 Lecoure Lane	10	\$250,000
10	CLOSED	Lot 9-A Lecoure Lane	10	\$194,000

11	22102244		Lot 18 Porter Hill Road	5.2	\$257,900
12	22017814		Lot 10-A Lecoure Lane	10	\$194,000
13	22017823		Lot 8-A Lecoure Lane	10	\$199,000
14	22112051		Lot 1 Rising Sun	5.03	\$165,000
15	22004070		Nhn Hollibaugh Road	10	\$200,000
16	22100977		Lot 8 South Sunset Bench Road	10	\$250,000
17	22007954		Lot 6 Lance Lane	9.69	\$155,000
18	22015697		Lot 16 Bolin Ranch Road	9.8	\$159,000
19	22015336		N Chapman Lane	9.75	\$160,000
20	21917363		Lot 5-A Lecoure Lane	10	\$165,000
21	22100975		Lot 6 South Sunset Bench Road	10	\$235,000
22	22106338		Nhn Illinois Bench Road	10	\$265,000
23	22107109		Lot 1 Rising Sun Lane	5.03	\$150,000
24	21917360		Lot 3-A Lecoure Lane	10	\$165,000
25	22100976		Lot 7 South Sunset Bench Road	10	\$200,000
26	22017781		Lot 11 Lecoure Lane	10	\$250,000
27	22000397		Unk Pine Springs Trail	5	\$125,000
28	22112943		Nhn Hidden Valley Road South, Lot 4	5.02	\$170,000
29	22012935		380 Pine Hollow Road	7.7	\$195,000
30	22016395		Unk Pine Srping	5	\$135,000
31	22001980		434 Pine Springs Trail	5	\$115,000
32	22018706		3930 Cessna Court	9.96	\$185,000
33	22113577		496 Pine Springs Trail	5	\$225,000
34	22110136		Lot 5 Bolin Ranch Road	5.9	\$225,000
35	22112696		Parcel A1 Store Lane	5	\$195,000

Comparable Properties



Lot 7-A Lecoure Lane
Stevensville, MT 59870

CLOSED 9/27/21



Lot 8 Charlotte Way
Stevensville, MT 59870

CLOSED 8/6/21



Lot 9 Charlotte Way
Stevensville, MT 59870

CLOSED 8/6/21

Details

MLS #	22017624	MLS #	22015505	MLS #	22015504
List Price	\$199,000	List Price	\$154,500	List Price	\$154,500
Sold Price	\$199,000	Sold Price	\$150,000	Sold Price	\$150,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	9/27/21	Sold Date	8/6/21	Sold Date	8/6/21
DOM	131	DOM	144	DOM	144
Irrigation	Yes	Irrigation	Yes	Irrigation	Yes
Lot Size	435,600	Lot Size	427,759	Lot Size	427,759
Area	-	Area	-	Area	-
Subdivision	HOME ACRES ORCHARD NO 1	Subdivision	-	Subdivision	-
Acres	10.0	Acres	9.82	Acres	9.82
Taxes	0.0	Taxes	258.75	Taxes	266.62
Sold Price Per Acre	19,900	Sold Price Per Acre	15,274.95	Sold Price Per Acre	15,274.95

Comparable Properties



Nhn Illinois Bench Road
Stevensville, MT 59870

CLOSED 6/7/21



3556 Vale Drive
Stevensville, MT 59870

CLOSED 8/10/21



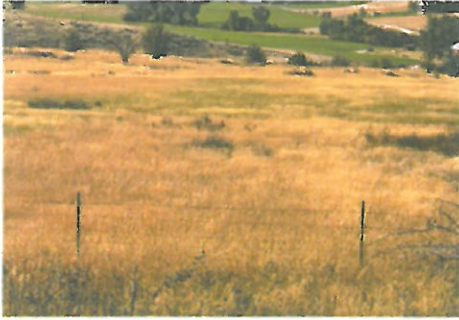
Lot 7 Charlotte Way
Stevensville, MT 59870

CLOSED 1/28/21

Details

MLS #	22106335	MLS #	22110096	MLS #	22015507
List Price	\$250,000	List Price	\$225,000	List Price	\$154,500
Sold Price	\$250,000	Sold Price	\$220,000	Sold Price	\$143,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	6/7/21	Sold Date	8/10/21	Sold Date	1/28/21
DOM	6	DOM	9	DOM	70
Irrigation	BRID	Irrigation	Ditch	Irrigation	District
Lot Size	435,600	Lot Size	233,045	Lot Size	428,194
Area		Area		Area	-
Subdivision	-	Subdivision	-	Subdivision	-
Acres	10.0	Acres	5.35	Acres	9.83
Taxes	279.08	Taxes	627.29	Taxes	244.7
Sold Price Per Acre	25,000	Sold Price Per Acre	41,121.50	Sold Price Per Acre	14,547.30

Comparable Properties



Nhn Lot 8 Bolin Ranch Road

Stevensville, MT 59870

CLOSED 3/31/21



Lot 12 Lecoure Lane

Stevensville, MT 59870

CLOSED 10/8/21



Lot 9-A Lecoure Lane

Stevensville, MT 59870

CLOSED 10/6/21

Details

MLS #	22016133	MLS #	22103961	MLS #	22017820
List Price	\$148,000	List Price	\$250,000	List Price	\$199,000
Sold Price	\$145,500	Sold Price	\$250,000	Sold Price	\$194,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	3/31/21	Sold Date	10/8/21	Sold Date	10/6/21
DOM	115	DOM	-	DOM	99
Irrigation	UNK	Irrigation	Yes	Irrigation	Yes
Lot Size	383,763	Lot Size	435,600	Lot Size	435,600
Area	-	Area	-	Area	-
Subdivision	-	Subdivision	HOME ACRES ORCHARD NO 1	Subdivision	HOME ACRES ORCHARD NO 1
Acres	8.81	Acres	10.0	Acres	10.0
Taxes	38.37	Taxes	0.0	Taxes	0.0
Sold Price Per Acre	16,458.57	Sold Price Per Acre	25,000	Sold Price Per Acre	19,400

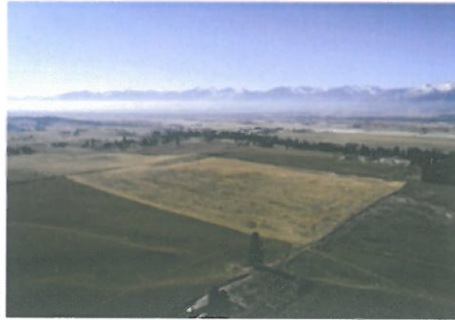
Comparable Properties



Lot 18 Porter Hill Road

Stevensville, MT 59870

CLOSED 5/12/21



Lot 10-A Lecoure Lane

Stevensville, MT 59870

CLOSED 9/24/21



Lot 8-A Lecoure Lane

Stevensville, MT 59870

CLOSED 9/27/21

Details

MLS #	22102244	MLS #	22017814	MLS #	22017823
List Price	\$257,900	List Price	\$199,000	List Price	\$199,000
Sold Price	\$257,900	Sold Price	\$194,000	Sold Price	\$199,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	5/12/21	Sold Date	9/24/21	Sold Date	9/27/21
DOM	40	DOM	97	DOM	129
Irrigation	UNK	Irrigation	Yes	Irrigation	Yes
Lot Size	226,512	Lot Size	435,600	Lot Size	435,600
Area	-	Area	-	Area	-
Subdivision	SUNNYSIDE ORCHARDS	Subdivision	HOME ACRES ORCHARD NO 1	Subdivision	HOME ACRES ORCHARD NO 1
Acres	5.2	Acres	10.0	Acres	10.0
Taxes	607.51	Taxes	0.0	Taxes	0.0
Sold Price Per Acre	49,596.15	Sold Price Per Acre	19,400	Sold Price Per Acre	19,900

Comparable Properties



Lot 1 Rising Sun

Stevensville, MT 59870

CLOSED 8/16/21

Nhn Hollibaugh Road

Stevensville, MT 59870

CLOSED 5/7/21

Lot 8 South Sunset Bench Road

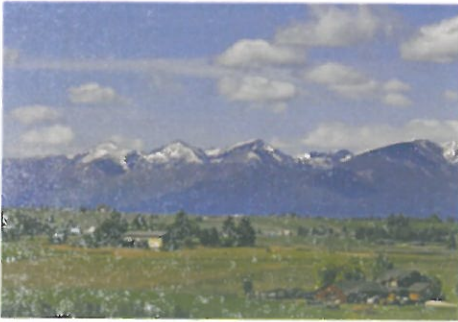
Stevensville, MT 59870

CLOSED 6/8/21

Details

MLS #	22112051	MLS #	22004070	MLS #	22100977
List Price	\$165,000	List Price	\$200,000	List Price	\$250,000
Sold Price	\$165,000	Sold Price	\$200,000	Sold Price	\$250,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	8/16/21	Sold Date	5/7/21	Sold Date	6/8/21
DOM	2	DOM	365	DOM	80
Irrigation	BRID	Irrigation	Yes	Irrigation	No
Lot Size	219,106	Lot Size	435,600	Lot Size	435,600
Area	-	Area	-	Area	-
Subdivision	-	Subdivision	-	Subdivision	-
Acres	5.03	Acres	10.0	Acres	10.0
Taxes	921.0	Taxes	667.43	Taxes	24.13
Sold Price Per Acre	32,803.18	Sold Price Per Acre	20,000	Sold Price Per Acre	25,000

Comparable Properties



Lot 6 Lance Lane

Stevensville, MT 59870

CLOSED 11/24/20



Lot 16 Bolin Ranch Road

Stevensville, MT 59870

CLOSED 1/14/21



N Chapman Lane

Stevensville, MT 59870

CLOSED 12/16/20

Details

MLS #	22007954	MLS #	22015697	MLS #	22015336
List Price	\$159,000	List Price	\$159,000	List Price	\$160,000
Sold Price	\$155,000	Sold Price	\$159,000	Sold Price	\$160,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	11/24/20	Sold Date	1/14/21	Sold Date	12/16/20
DOM	115	DOM	77	DOM	81
Irrigation	Yes	Irrigation	BRID	Irrigation	Yes
Lot Size	422,096	Lot Size	426,688	Lot Size	424,710
Area	-	Area	-	Area	-
Subdivision	-	Subdivision	-	Subdivision	-
Acres	9.69	Acres	9.8	Acres	9.75
Taxes	173.66	Taxes	1.0	Taxes	252.41
Sold Price Per Acre	15,995.67	Sold Price Per Acre	16,224.49	Sold Price Per Acre	16,410.26

Comparable Properties



Lot 5-A Lecoure Lane
Stevensville, MT 59870

CLOSED 12/11/20



Lot 6 South Sunset Bench Road
Stevensville, MT 59870

CLOSED 6/16/21



Nhn Illinois Bench Road
Stevensville, MT 59870

CLOSED 7/9/21

Details

MLS #	21917363	MLS #	22100975	MLS #	22106338
List Price	\$165,000	List Price	\$250,000	List Price	\$250,000
Sold Price	\$165,000	Sold Price	\$235,000	Sold Price	\$265,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	12/11/20	Sold Date	6/16/21	Sold Date	7/9/21
DOM	372	DOM	86	DOM	0
Irrigation	Yes	Irrigation	No	Irrigation	BRID
Lot Size	435,600	Lot Size	435,600	Lot Size	435,600
Area	-	Area	-	Area	-
Subdivision	-	Subdivision	-	Subdivision	-
Acres	10.0	Acres	10.0	Acres	10.0
Taxes	0.0	Taxes	24.13	Taxes	279.08
Sold Price Per Acre	16,500	Sold Price Per Acre	23,500	Sold Price Per Acre	26,500

Comparable Properties



Lot 1 Rising Sun Lane

Stevensville, MT 59870

CLOSED 6/18/21



Lot 3-A Lecoure Lane

Stevensville, MT 59870

CLOSED 11/2/20



Lot 7 South Sunset Bench Road

Stevensville, MT 59870

CLOSED 6/8/21

Details

MLS #	22107109	MLS #	21917360	MLS #	22100976
List Price	\$150,000	List Price	\$165,000	List Price	\$250,000
Sold Price	\$150,000	Sold Price	\$165,000	Sold Price	\$200,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	6/18/21	Sold Date	11/2/20	Sold Date	6/8/21
DOM	9	DOM	349	DOM	80
Irrigation	BRID	Irrigation	Yes	Irrigation	No
Lot Size	219,106	Lot Size	435,600	Lot Size	435,600
Area	-	Area	-	Area	-
Subdivision	-	Subdivision	Home Acres Orchard No 1	Subdivision	-
Acres	5.03	Acres	10.0	Acres	10.0
Taxes	921.0	Taxes	0.0	Taxes	24.13
Sold Price Per Acre	29,821.07	Sold Price Per Acre	16,500	Sold Price Per Acre	20,000

Comparable Properties



Lot 11 Lecoure Lane

Stevensville, MT 59870

CLOSED 10/13/21



Unk Pine Springs Trail

Stevensville, MT 59870

CLOSED 12/18/20



Nhn Hidden Valley Road South, Lot 4

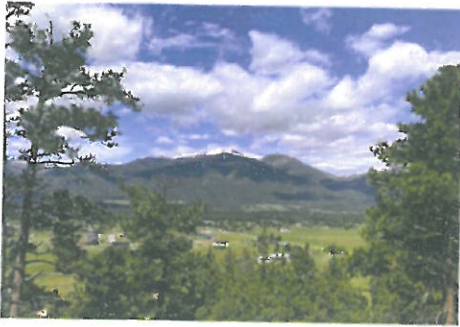
Stevensville, MT 59870

CLOSED 10/15/21

Details

MLS #	22017781	MLS #	22000397	MLS #	22112943
List Price	\$250,000	List Price	\$125,000	List Price	\$199,900
Sold Price	\$250,000	Sold Price	\$125,000	Sold Price	\$170,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	10/13/21	Sold Date	12/18/20	Sold Date	10/15/21
DOM	132	DOM	283	DOM	40
Irrigation	Yes	Irrigation	UNK	Irrigation	UNK
Lot Size	435,600	Lot Size	217,800	Lot Size	218,671
Area	-	Area	-	Area	-
Subdivision	HOME ACRES ORCHARD NO 1	Subdivision	-	Subdivision	-
Acres	10.0	Acres	5.0	Acres	5.02
Taxes	0.0	Taxes	63.66	Taxes	612.96
Sold Price Per Acre	25,000	Sold Price Per Acre	25,000	Sold Price Per Acre	33,864.54

Comparable Properties



380 Pine Hollow Road

Stevensville, MT 59870

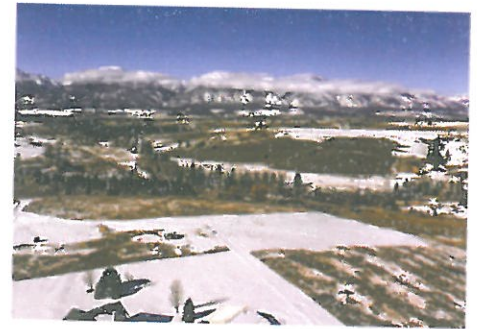
CLOSED 2/10/21



Unk Pine Springs

Stevensville, MT 59870

CLOSED 12/21/20



434 Pine Springs Trail

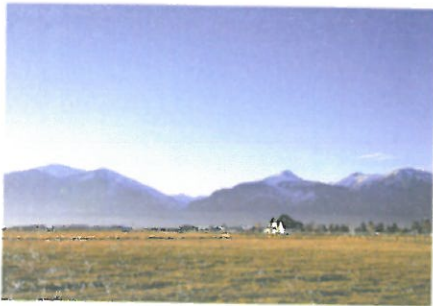
Stevensville, MT 59870

CLOSED 12/28/20

Details

MLS #	22012985	MLS #	22016395	MLS #	22001980
List Price	\$229,000	List Price	\$135,000	List Price	\$119,000
Sold Price	\$195,000	Sold Price	\$135,000	Sold Price	\$115,000
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	2/10/21	Sold Date	12/21/20	Sold Date	12/28/20
DOM	155	DOM	6	DOM	191
Irrigation	No	Irrigation	Yes	Irrigation	Yes
Lot Size	335,412	Lot Size	217,800	Lot Size	217,800
Area	-	Area	-	Area	-
Subdivision	Sleepy Hollow	Subdivision	-	Subdivision	-
Acres	7.7	Acres	5.0	Acres	5.0
Taxes	755.03	Taxes	113.0	Taxes	851.34
Sold Price Per Acre	25,324.68	Sold Price Per Acre	27,000	Sold Price Per Acre	23,000

Comparable Properties



3930 Cessna Court
Stevensville, MT 59870

SOLD 2/11/21



486 Pine Springs Trail
Stevensville, MT 59870

UNDER CONTRACT TAKING BACK-UP OFFERS 9/16/21



Lot 5 Bolin Ranch Road
Stevensville, MT 59870

PENDING 8/20/21

Details

MLS #	22019706	MLS #	22113577	MLS #	22110136
List Price	\$187,500	List Price	\$225,000	List Price	\$225,000
Sold Price	\$195,000	Sold Price	-	Sold Price	-
Adjusted Price	-	Adjusted Price	-	Adjusted Price	-
Sold Date	2/11/21	Sold Date	-	Sold Date	-
DOM	47	DOM	23	DOM	51
Irrigation	BRID	Irrigation	BRID	Irrigation	Yes
Lot Size	433,857	Lot Size	217,800	Lot Size	257,004
Area	-	Area	-	Area	-
Subdivision	-	Subdivision	-	Subdivision	-
Acres	9.96	Acres	5.0	Acres	5.9
Taxes	402.94	Taxes	113.99	Taxes	230.78
Sold Price Per Acre	18,574.30	Listed Price Per Acre	45,000	Listed Price Per Acre	38,135.59

Comparable Properties



Parcel A1 Store Lane

Stevensville, MT 59870

UNDER CONTRACT TAKING BACK-UP OFFERS 10/18/21

Details

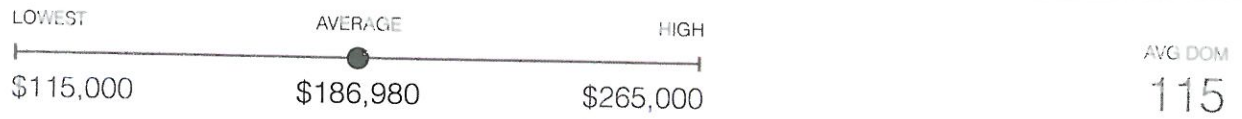
MLS #	22112696
List Price	\$195,000
Sold Price	-
Adjusted Price	-
Sold Date	-
DOM	69
Irrigation	UNK
Lot Size	217,800
Area	-
Subdivision	-
Acres	5.0
Taxes	63.77
Listed Price Per Acre	39,000

Heidi Stahl · Engel & Völkers Western Frontier
heidi.stahl@engelvoelkers.com

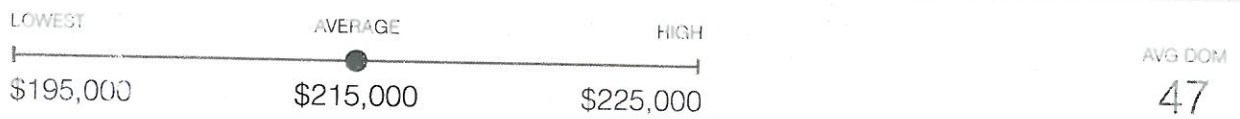
Comparable Property Statistics



S 31 Sold Listings



P 3 Under Contract Taking Back Up Offers Listings



Sold Property Analysis



Averages

97.3%

Parcels sold for an average of 97.3% of their list price.

115

Days on market

It took an average of 115 days for a parcel to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM
Lot 7-A Lecoure Lane	\$199,000	\$199,000	100.00%	131
Lot 8 Charlotte Way	\$154,500	\$150,000	97.09%	144
Lot 9 Charlotte Way	\$154,500	\$150,000	97.09%	144
Nhn Illinois Bench Road	\$250,000	\$250,000	100.00%	6
3556 Vale Drive	\$225,000	\$220,000	97.78%	9
Lot 7 Charlotte Way	\$154,500	\$143,000	92.56%	70
Nhn Lot 8 Bolin Ranch Road	\$148,000	\$145,500	98.31%	115
Lot 12 Lecoure Lane	\$250,000	\$250,000	100.00%	-
Lot 9-A Lecoure Lane	\$199,000	\$194,000	97.49%	99
Lot 18 Porter Hill Road	\$257,900	\$257,900	100.00%	40
Lot 10-A Lecoure Lane	\$199,000	\$194,000	97.49%	97
Lot 8-A Lecoure Lane	\$199,000	\$199,000	100.00%	129
Lot 1 Rising Sun	\$165,000	\$165,000	100.00%	2
Nhn Hollibaugh Road	\$200,000	\$200,000	100.00%	365
Averages	\$195,606	\$186,960	95.59%	115

Averages

97.3%

Parcels sold for an average of 97.3% of their list price.

115

Days on market

It took an average of 115 days for a parcel to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM
Lot 8 South Sunset Bench Road	\$250,000	\$250,000	100.00%	80
Lot 6 Lance Lane	\$159,000	\$155,000	97.48%	115
Lot 16 Bolin Ranch Road	\$159,000	\$159,000	100.00%	77
N Chapman Lane	\$160,000	\$160,000	100.00%	81
Lot 5-A Lecoure Lane	\$165,000	\$165,000	100.00%	372
Lot 6 South Sunset Bench Road	\$250,000	\$235,000	94.00%	86
Nhn Illinois Bench Road	\$250,000	\$265,000	106.00%	6
Lot 1 Rising Sun Lane	\$150,000	\$150,000	100.00%	9
Lot 3-A Lecoure Lane	\$165,000	\$165,000	100.00%	349
Lot 7 South Sunset Bench Road	\$250,000	\$200,000	80.00%	80
Lot 11 Lecoure Lane	\$349,000	\$250,000	71.63%	132
Unk Pine Springs Trail	\$125,000	\$125,000	100.00%	288
Nhn Hidden Valley Road South, Lot 4	\$199,900	\$170,000	85.04%	40
380 Pine Hollow Road	\$229,000	\$195,000	85.15%	155
Averages	\$195,606	\$186,980	95.59%	115

Averages

97.3%

Parcels sold for an average of 97.3% of their list price.

115

Days on market

It took an average of 115 days for a parcel to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM
Unk Pine Srpings	\$135,000	\$135,000	100.00%	6
434 Pine Springs Trail	\$125,000	\$115,000	92.00%	191
3930 Cessna Court	\$187,500	\$185,000	98.67%	47
Averages	\$195,606	\$186,980	95.59%	115

Summary

BROKER OPINION OF VALUE **\$165,000-189,500**

I spent a considerable amount of time trying to nail down pricing on the properties I have selected to use for valuing TBD Willoughby. The majority of comps had some sort of irrigation and typically there is a preference for irrigated land. These irrigated parcels sold on median for \$19,900 an acre. Five comps did not have irrigation and they sold for a median of \$25,000 per acre. Three comps had unknown irrigation, which means the agent didn't disclose in the listing amenities or the agent wasn't aware of irrigation at the time of listing. These three sold for a median of \$25,000 per acre. Using the sold price-per-acre at \$25,000 it values the parcel at **\$161,750**.

When reviewing what the parcels sold for and not breaking down by the sold price-per-acre the average sold price as **\$191,918** with a median of **\$189,500**.

In review of the competition on the market there a few properties to consider:

1. 2900 Sunset Ranch Lane, originally listed for \$225,000 and it is currently priced at \$199,950. This 8.20 acre parcel has no irrigation. It does border Montana State land to the east and the terrain is varied.
2. Drover Subdivision. These lots vary in pricing and acreage (some even have a creek that runs through them). The lots that do not have the creek start at \$193,500-\$195,000 for 4.01-5.28 acres. These lots are in a new subdivision and they have septic approval.
3. Lecoure Lane. There are still parcels available and over time the listing prices have increased on these 10 acre lots. They have irrigation rights and are currently listed for \$259,000.

I would suggest in seeing how the market responds with the listing price of \$189,500. The average days on market for similar parcels was 115 days on the market. Market activity would determine, if and when, the parcel needs a price improvement. Given the average days on market listed above I would suggest a price improvement from the \$189,500 after 60 days on the market. Again, some of this pricing strategy will be determined on how fast the Town of Stevensville is looking to sell.



EXIT REALTY BITTERROOT VALLEY
Independent Member Broker

PROPOSAL

OCTOBER 15, 2021



Presented by
Kim Lendman

REQUEST FOR PROPOSAL



REQUEST FOR PROPOSALS (RFP)

Proposals for **REAL ESTATE BROKER SERVICES** for the Town of Stevensville will be received by the Town Clerk's office, 206 Buck Street, Stevensville, MT 59870, **until October 20, 2021 at 5:00 p.m.**

Any questions regarding the Request for Proposals should be directed to Brandon Dewey, Mayor, or emailed to: brandon@townofstevensville.com. All interested firms or individuals are invited to submit a proposal in accordance with the terms and conditions stated in this Request for Proposals.

Town of Stevensville

Submittal Signature for:

REAL ESTATE BROKER SERVICES

The firm submitting this proposal is required to submit those items listed in the RFP in full as a part of the package.

Failure to submit any of the documents listed below with your proposal, or failure to acknowledge any addendum, or submitting your proposal with any limitations, condition or provision not requested, may be cause for rejection of your proposal. By signing the form below, the authorized representative affirms that the information contained in this document is true and accurate, and that the firm indicated below is capable of providing services as described in their response to this RFP.

Company: EXIT REALTY BITTERROOT VALLEY

Telephone Number: 406-375-9251

Authorized Representative (Print): MAX COLEMAN

Title: OWNER BROKER

Authorized Signature: _____

Date: _____

SCOPE OF SERVICES

- Represent the Town of Stevensville in Real Estate transactions with the utmost trust, honesty, professionalism applying my knowledge and experience while maintaining a high standard of morals and ethics.
- Administer property comparative market analysis and Broker price opinions
- Prepare monthly national and local Real Estate market reports
- Develop and create excellent marketing materials and strategies
- Organize and regulate all Real Estate transactions
- Supervise all activities and services related to Real Estate

QUALIFICATIONS

Kim Lendman has been an outstanding community member in Stevensville since 2003 and a Realtor since 2007 in perfect standing with the Montana Board of Realty Regulation. Kim has worked from Whitefish to Paradise Valley selling land, homes and commercial property focusing on the Bitterroot Valley in recent years. Her vast experience, knowledge and professionalism continues to provide clients with an excellent experience with their real estate transactions earning her a successful, growing, referral based business. She has a vast passion for researching all properties working closely with local builders, businesses, state and government entities including Planning, Environmental Health, DNRC, and County Flood Plain Administrator and has worked closely with the Town of Stevensville on several unique properties with various local ordinance and zoning issues.

Fee Schedule:

Standard listing commission is 6% which is split with the Buyer's agent.

We are a full service brokerage providing excellent service to our clients. We are ultra competitive in the market place. We will not loose a deal based on rate.

We are paid by the seller when we represent you as a Buyers Agent.

The town may have other expenses with purchasing associated with inspection fees and minimal closing costs.

When selling, there are closing costs to consider depending on the property and the transaction agreement such as taxes, title insurance, title company fee, water right transfer fee and pro-rated lease fees.

MONTHLY ACTIVITY REPORTS

Local (examples)



Neighborhood Report

Stevensville, Montana

Neighborhood: Housing Stats and Charts

	Stevensville	Ravalli County	Montana	USA
Median Estimated Home Value	\$348K	\$347K	\$316K	\$292K
Estimated Home Value 12-Month Change	+14.3%	+15.5%	+6.6%	+15.4%
Median List Price	\$467K	\$499K	\$425K	\$150K
List Price 1-Month Change	+0.5%	+0.4%	+5.7%	-0.1%
List Price 12-Month Change	+28.1%	+47.2%	+42.1%	+7.1%
Median Home Age	34	38	47	41
Own	51%	76%	68%	64%
Rent	49%	24%	32%	36%
\$ Value of All Buildings for which Permits Were Issued	-	\$10.3M	\$1.05B	\$307B
% Change in Permits for All Buildings	-	+89%	+13%	+13%
% Change in \$ Value for All Buildings	-	+157%	+23%	+10%



Neighborhood Report

Stevensville, Montana

Median Listing Price vs. Listing Volume

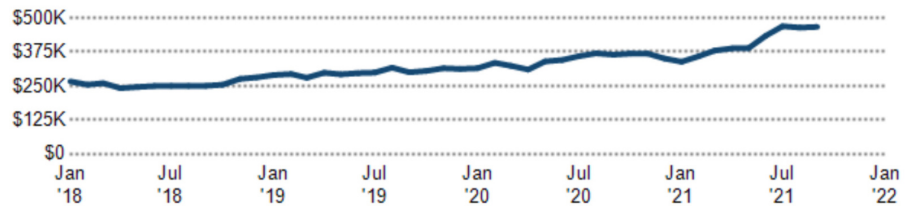
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

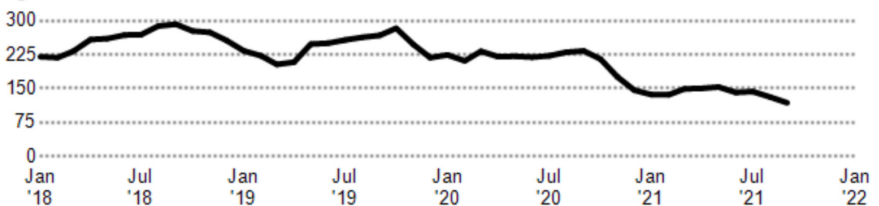
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Median Sales Price vs. Sales Volume

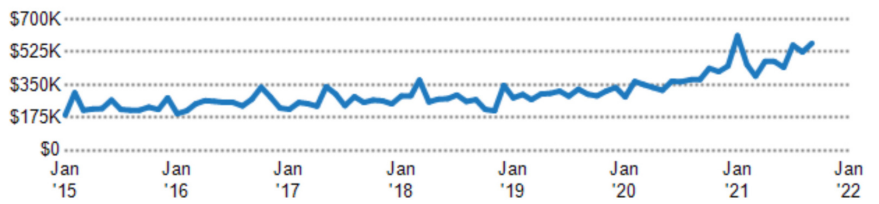
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

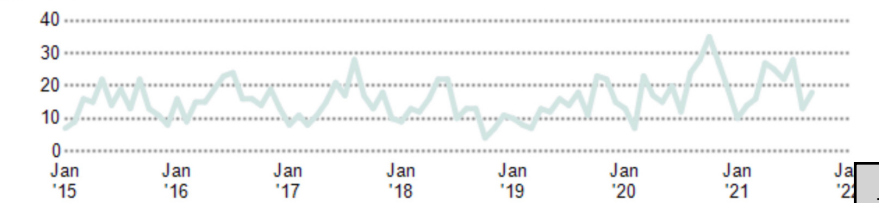
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



MONTHLY ACTIVITY REPORTS

National (examples)



NATIONAL MARKET UPDATE

Fannie Mae's latest monthly survey of homebuyer sentiment reports only 28% think it's a good time to buy, while 74% feel it's a good time to sell. Yet 67% say if they were going to move, they'd rather buy than rent.

According to Freddie Mac, mortgage rates remain low "due to rising economic and financial market uncertainties. Unfortunately, with the expectation that both mortgage rates and home prices will continue to rise, competition remains high."

Sales Boomerang says one in 12 borrowers saw "significant home equity growth" in Q3. The study reports an almost 300% increase in Cash-Out alerts, showing borrowers have increased their credit scores along with their equity.

MARKETING

We have an aggressive, multi-faceted marketing plan for selling your home. We possess superior tools necessary to market your property both in print and digital media to a wide pool of buyers.

We will maintain regular communication with you every step of the way, in whatever manner you prefer. Our experience will guide you through the selling process from pricing your home to expertly negotiating offers to closing and beyond.



Information used in home search

AGE OF HOME BUYER

	All Buyers	22 to 29	30 to 39	40 to 54	55 to 64	65 to 73	74 to 94
Online website	93%	97%	98%	97%	94%	89%	68%
Real estate agent	87	89	86	85	85	87	83
Mobile or tablet search device	73	85	84	76	65	57	28
Open house	51	47	58	51	49	45	38
Yard sign	39	35	38	42	36	37	37
Online video site	35	24	27	37	41	46	41
Home builder	15	9	13	19	13	22	19
Print newspaper advertisement	11	8	8	10	9	15	19
Home book or magazine	7	5	6	9	9	9	6
Billboard	4	4	4	5	2	4	1
Relocation company	3	3	4	3	2	1	*
Television	3	2	2	4	2	3	*

CERTIFICATE OF INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/07/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Curtis W. Hodgson AKA Insurance Group PO Box 17375 Salt Lake City UT 84117	CONTACT NAME: Curtis W. Hodgson PHONE (A/C, No, Ext): 801-461-4929 FAX (A/C, No): 801-461-0926 E-MAIL ADDRESS: akagroup@hotmail.com INSURER(S) AFFORDING COVERAGE NAIC # INSURER A: Great American Assurance Company 26344 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
INSURED Exit Realty Bitterroot Valley, Inc 99 Marcus Street, 3rd Floor Hamilton MT 59840	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSRT LTR	TYPE OF INSURANCE	ADDL SUBR INSR L WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY		N/A			EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPROP AGG \$
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR					
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJ <input type="checkbox"/> LOC					
	AUTOMOBILE LIABILITY		N/A			COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	ANY AUTO ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					
	UMBRELLA LIAB		N/A			EACH OCCURRENCE \$ AGGREGATE \$
	EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE					
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N/A			WC STATUTORY LIMITS OTHER \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Real Estate Professional Liability Errors & Omissions Insurance		RAB 3084663-21	07-18 2021	07-18 2022	Limits: \$1,000,000 / \$1,000,000 Deductible: \$2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Real Estate Brokerage Services

CERTIFICATE HOLDER None listed: Proof of Insurance coverage bound	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Curtis W. Hodgson - Producer <i>Curtis W. Hodgson</i>
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REFERENCES

Dr. Amy Berglund	Business Owner	406-531-9159
Lauren Wheaton	Business Owner	415-246-0350
Toni Better	Business Owner	406-381-4674
Brett Springer	Builder	406-552-7791

WE ARE A COMPANY FOR THE PEOPLE

Exit Realty is celebrating 25 years this year and opened in Hamilton in 2007 with current locations in Stevensville, Hamilton and Darby with 22 agents serving Ravalli County with combined experience of over a hundred and fifty years. We work as a team utilizing our agents experience to maximize service to our clients. In addition, we have offices with remarkable teams throughout the state giving us amazing exposure and recognition in Montana.

At EXIT Realty Bitterroot Valley our culture is one of family, support, innovation and giving. We invest in and support the Stevensville Community from overtly participating in annual events such as Creamery Picnic to covertly paying off school lunch debt. Our agents are highly trained professionals. We help Buyers and Sellers fulfill their Real Estate goals; guiding them through the real estate process. Our technology is cutting edge; our marketing consistent and creative. We believe strongly in giving back to our communities. You will see us swinging hammers at a Habitat for Humanity build, riding in parades, sponsoring sporting events, providing safe shredding, award productive, participating with youth and many, many other community activities.

YOUR EXIT STRATEGY



Kim Lendman - REALTOR

CELL: 406-531-0783
OFFICE: 406-375-9251
EMAIL: kim@exitrealtybv.com
WEBSITE: www.kimlendman.exitmt.com



Comparable Market Analysis

NHN Willoughby, Stevensville, MT, 59870

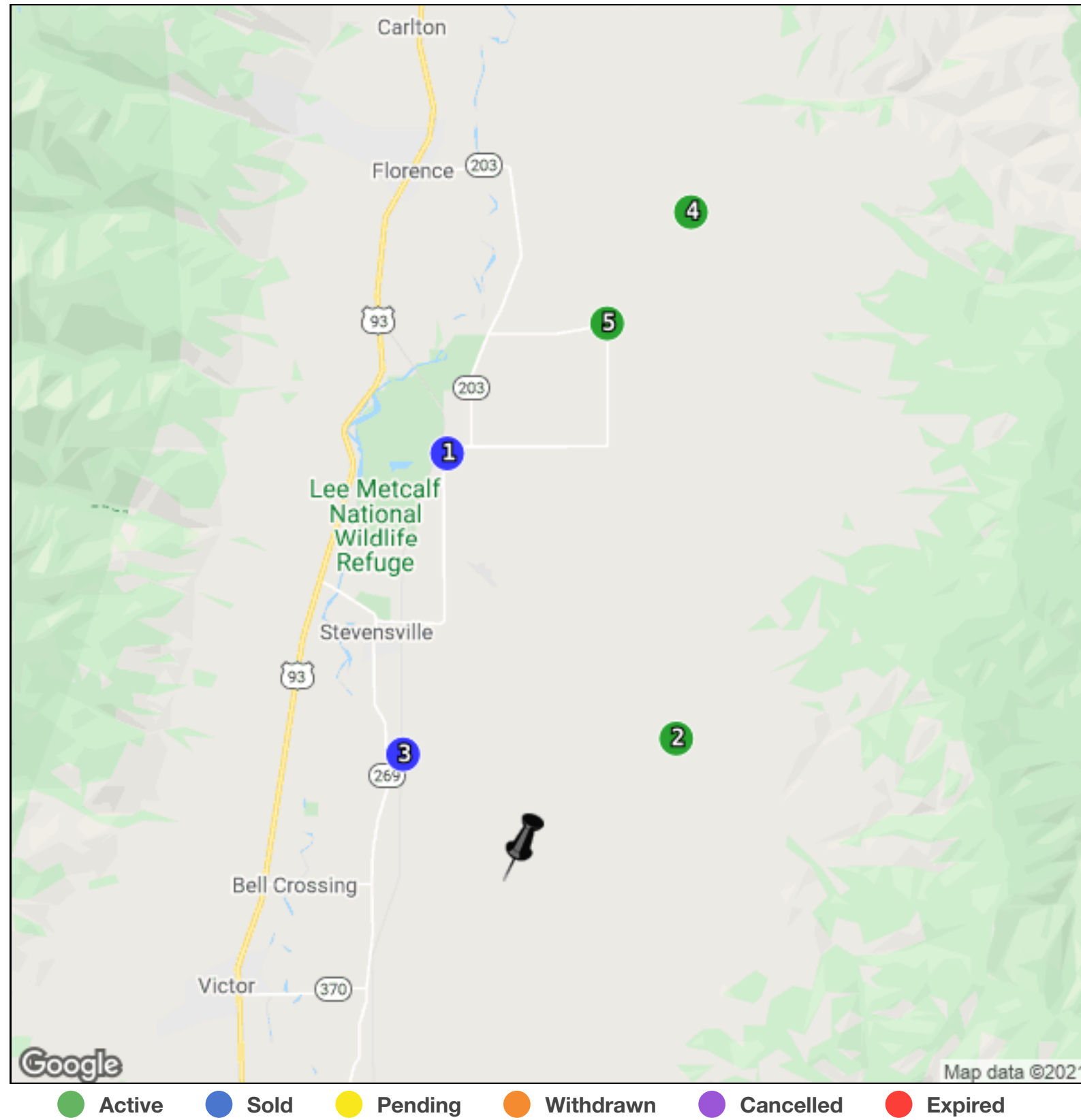
Prepared for Town of Stevensville—Saturday, October 16, 2021



Kim Lendman, BA
EXIT Realty - Bitterroot Valley
 99 Marcus ST 3rd Floor
 Hamilton, MT 59840
 406-531-0783
kim@exitrealtybv.com
<http://www.kimlendman.exitmt.com>
 License #: BRO 79606

This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.

Map of Subject And Comparable Properties



	Address	MLS #	Status	Distance from Subject
Subject	NHN Willoughby , Stevensville MT 59870			
1	Nhn Rio Lane (Rio Lane), Stevensville MT 59870	22106411	Closed	7.86m
2	Lot 49-A Drovers Trail , Stevensville MT 59870	22110504	Active	4.09m
3	437 Vista View Loop , Stevensville MT 59870	22111787	Closed	2.95m
4	967 Hidden Valley Road N , Florence MT 59833	22114213	Active	12.65m
5	Parcel A1 Store Lane , Stevensville MT 59870	22112696	Active	10.33m



Address	NHN Willoughby , Stevensville, MT 59870
Lot Size Estimate	
Lot Acres	6.47

Price Analysis



Summary of Closed Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
22106411	Nhn Rio Lane (Rio Lane), Stevensville MT	\$345,000	151	151	10/01/2021	\$345,000	-	\$345,000
22111787	437 Vista View Loop, Stevensville MT	\$225,000	43	43	09/07/2021	\$225,000	-	\$225,000

Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
22110504	Lot 49-A Drovers Trail, Stevensville MT	\$245,000	106	106	\$245,000	-	\$245,000
22114213	967 Hidden Valley Road N, Florence MT	\$270,000	48	48	\$239,000	-	\$239,000

Summary of Under Contract Taking Back-Up Offers Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
22112696	Parcel A1 Store Lane, Stevensville MT	\$195,000	72	72	\$195,000	-	\$195,000

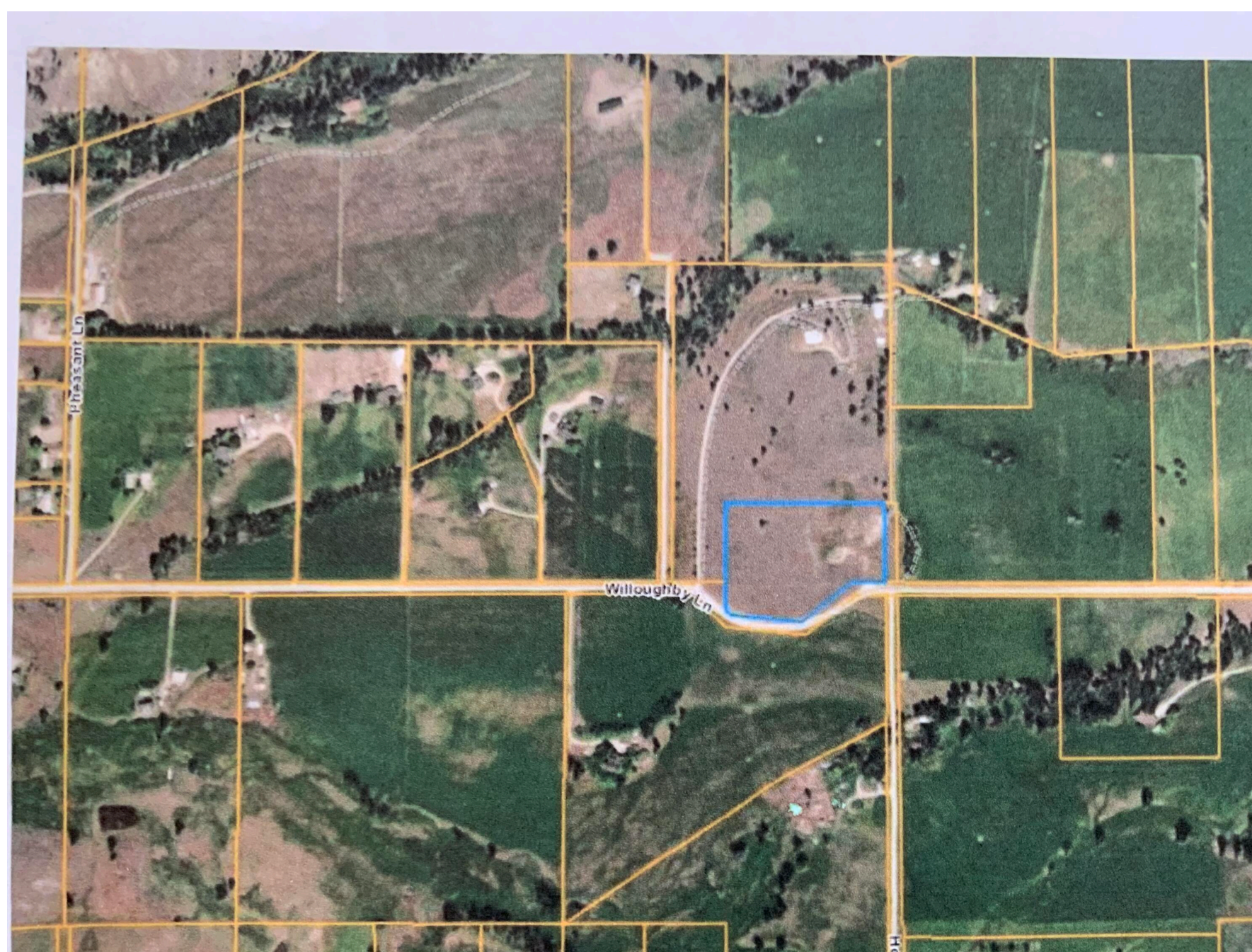
Low, Average, Median, and High Comparisons

	Closed	Active	Under Contract Taking Back-Up Offers	Overall
Low		\$225,000	\$239,000	\$195,000
Average		\$285,000	\$242,000	\$195,000
Median		\$285,000	\$242,000	\$195,000
High		\$345,000	\$245,000	\$195,000

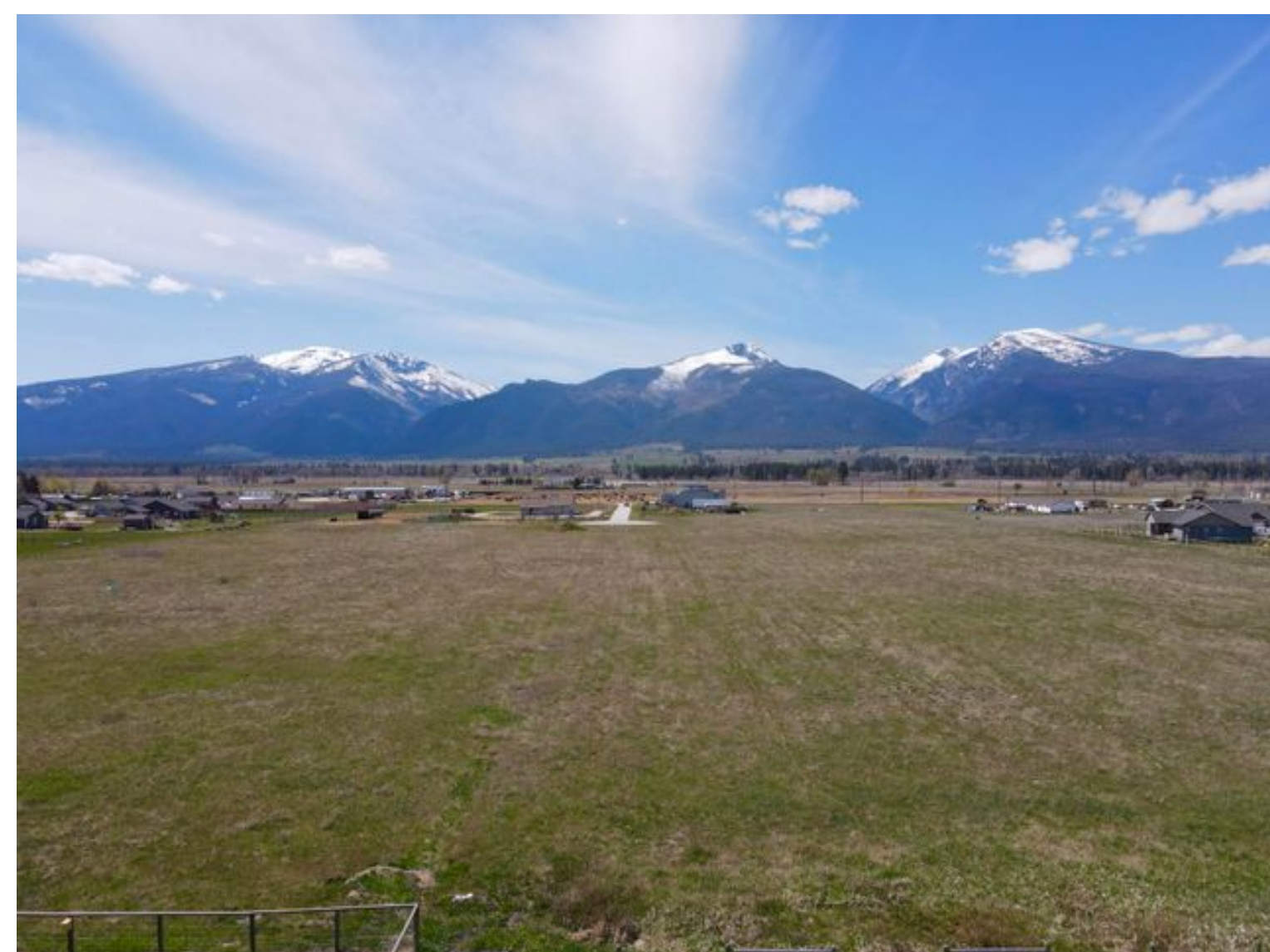
Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Lot Acres	Avg. List \$/Lot Acres	Avg. Sold \$/Lot Acres	Avg. DOM	Avg. CDOM
Closed	2	570,000	285,000	570,000	285,000	1.00	5	54,515.44	54,515.44	97	97
Active	2	484,000	242,000	0	0	0.00	6	44,767.88	0.00	77	77
Under Contract Taking Back-Up Offers	1	195,000	195,000	0	0	0.00	5	39,000.00	0.00	72	72
Overall	5	1,249,000	249,800	570,000	285,000	1.00	5	47,513.33	54,515.44	84	84

Listing Price Recommendation



Low	\$225,000
High	\$345,000
Recommended	\$285,000



Nhn Rio Lane, (Rio Lane)
Stevensville, MT 59870

\$345,000

GENERAL PROPERTY DESCRIPTION

List #	22106411
Status	Closed
Property Sub-Type	Residential
Zoning	None

PROPERTY DETAILS

County: Ravalli	Views: Mountains • Residential
Waterfront: None	Terrain: Level

LOT AND LEGAL INFORMATION

Lot Size Estimate: 5.0-10.0
Lot Acres: 5.22
Covenant: No
Taxes: 877.26
Tax Year: 2020

ADDITIONAL DETAILS

Terms Of Sale: Cash • Conventional
Road Surface: Asphalt
Road Frontage: County Road
Adjacent Owners: Private
Trees: None

REMARKS

This is great location for a horse property, good level ground on a non-restrictive, paved cul-de-sac and right next door to a vet clinic! It even has great Mountain Views! Call Tony Stout at [406-304-1529](tel:406-304-1529), or your real estate professional.



Lot 49-A Drovers Trail
Stevensville, MT 59870

\$245,000

GENERAL PROPERTY DESCRIPTION

List # 22110504
Status Active
Property Sub-Type Residential
Zoning None

PROPERTY DETAILS

County: Ravalli
Waterfront: Non-Navigable
Waterfront Name: Mill Fork Creek
Waterfront Footage: Approx. 350 ft.
Views: Meadow • Mountains • River/Stream/Creek • Trees • Valley
Terrain: Level

LOT AND LEGAL INFORMATION

Lot Size Estimate: 5.0-10.0
Lot Acres: 5.04
Covenant: Yes
Taxes: 0.0
Tax Year: 2020

ADDITIONAL DETAILS

Terms Of Sale: Cash • Conventional
Mobiles Permitted: None
Road Surface: Gravel
Road Frontage: County Road
Adjacent Owners: Private
Trees: Meadow/Tree Mix
Utilities: Electricity
Surface Water: Stream/Creek(s) • Water Description:
 Mill Fork Creek

REMARKS

Bring your house plans to this small new Stevensville subdivision on the upper east side with sweeping valley views. Power to each lot as well as septic approval. Area of good well production. Mill Fork Creek runs through some of the lots, and the neighboring parcel to the south is in a conservation easement to protect the views. Minimal covenants. For more information, call Nicole Jones at 406-239-1421, or your real estate professional.

Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Kim Lendman on Thursday, October 21, 2021 12:42PM.



437 Vista View Loop
Stevensville, MT 59870

\$225,000

GENERAL PROPERTY DESCRIPTION

List # 22111787
Status Closed
Property Sub-Type Residential
Zoning Joost, et al

PROPERTY DETAILS

County: Ravalli
Waterfront: None
Views: Meadow • Valley
Terrain: Level

LOT AND LEGAL INFORMATION

Lot Size Estimate: 5.0-10.0
Lot Acres: 5.24
Covenant: Yes
Taxes: 607.0
Tax Year: 2020

ADDITIONAL DETAILS

Terms Of Sale: Cash • Conventional
Mobiles Permitted: None
Road Surface: Asphalt
Road Frontage: Private
Adjacent Owners: Private
Mineral Rights: None
Trees: None
Utilities: Electricity

REMARKS

5+ acre lot with irrigation, conveniently located near Stevensville town, off Eastside Highway. Nice views from this valley floor subdivision. Area of nice homes with covenants to protect your value. Irrigation ditch borders east and north property line. Power to lot. Septic approval. This won't last long!! For more information, call Nicole Jones at (406) 239-1421 or your real estate professional.

Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Kim Lendman on Thursday, October 21, 2021 12:42PM.



967 Hidden Valley Road North
Florence, MT 59833

\$239,000



GENERAL PROPERTY DESCRIPTION

List #	22114213
Status	Active
Property Sub-Type	Residential
Zoning	none

PROPERTY DETAILS

County: Ravalli	Views: Mountains • Valley • View Description: 360* Views
Waterfront: None	Terrain: Level

LOT AND LEGAL INFORMATION

Lot Size Estimate: 5.0-10.0
Lot Acres: 5.84
Covenant: Yes
Taxes: 755.18
Tax Year: 2020

ADDITIONAL DETAILS

Terms Of Sale: Cash
Mobiles Permitted: Double/Permanent • Modular • Unknown
Road Surface: Gravel
Road Frontage: Private
Adjacent Owners: Private • State
Mineral Rights: None
Utilities: Other: power at road

REMARKS

Welcome to 967 Hidden Valley Rd N! This level 5.84-acre lot has the most incredible panoramic views of the Bitterroot and Sapphire Mountains. Perched up high with 360-degree million-dollar views in all directions! Including amazing valley night lights that stretch from Lolo to Hamilton and breathtaking sunsets! This rare lot is ready for you to build your ultimate dream home! With the entire back property line backed up to State Land with access to hundreds of acres of open public land to recreate on and watch the abundance of wildlife that pass through. Sitting proudly above the Florence valley yet just a short drive into Florence and 30 minutes to Missoula! Call Mike Hyde at [406.370.0091](tel:406.370.0091) or your Real Estate Professional today!

Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Kim Lendman on Thursday, October 21, 2021 12:42PM.



Parcel A1 Store Lane
Stevensville, MT 59870

\$195,000

GENERAL PROPERTY DESCRIPTION

List #	22112696
Status	Under Contract Taking Back-Up Offers
Property Sub-Type	Agriculture
Zoning	Unzoned

PROPERTY DETAILS

County: Ravalli	Views: Mountains • Residential
Waterfront: None	

LOT AND LEGAL INFORMATION

Lot Size Estimate: 5.0-10.0
Lot Acres: 5.0
Covenant: No
Taxes: 63.77
Tax Year: 2020

ADDITIONAL DETAILS

Terms Of Sale: Cash • Conventional

REMARKS

Welcome to this stunning Stevensville neighborhood where you can bring your own builder! A near level 5 acre property conveniently offers easy access to town. Livestock and horses are welcome! Enjoy a peaceful, serene setting with breathtaking, 360 views of the Bitterroot Mountain Range. For more information or a showing, please call or text Brittnei Hertz at [406-546-8904](tel:406-546-8904) or your real estate professional.

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