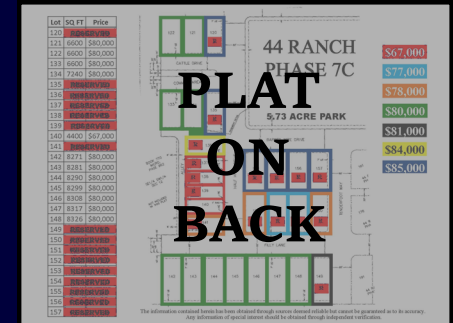




WELCOME TO 44 RANCH MISSOULA



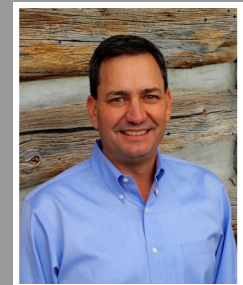
New phase of **44 RANCH** now available adjacent to an expansive 5.73 acre park which includes a large water feature, pond, and covered pavilion with picnic tables. All major services are available in the area including city sewer and Mountain Water. Residential fire sprinklers are not required and basements are allowed on a number of lots. **44 RANCH** is located in the desired Hellgate Elementary School District and is only a few minutes away from North Reserve Street shopping. Land/Home packages available upon request or bring your own builder.



Presented By
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MissoulaLand.com

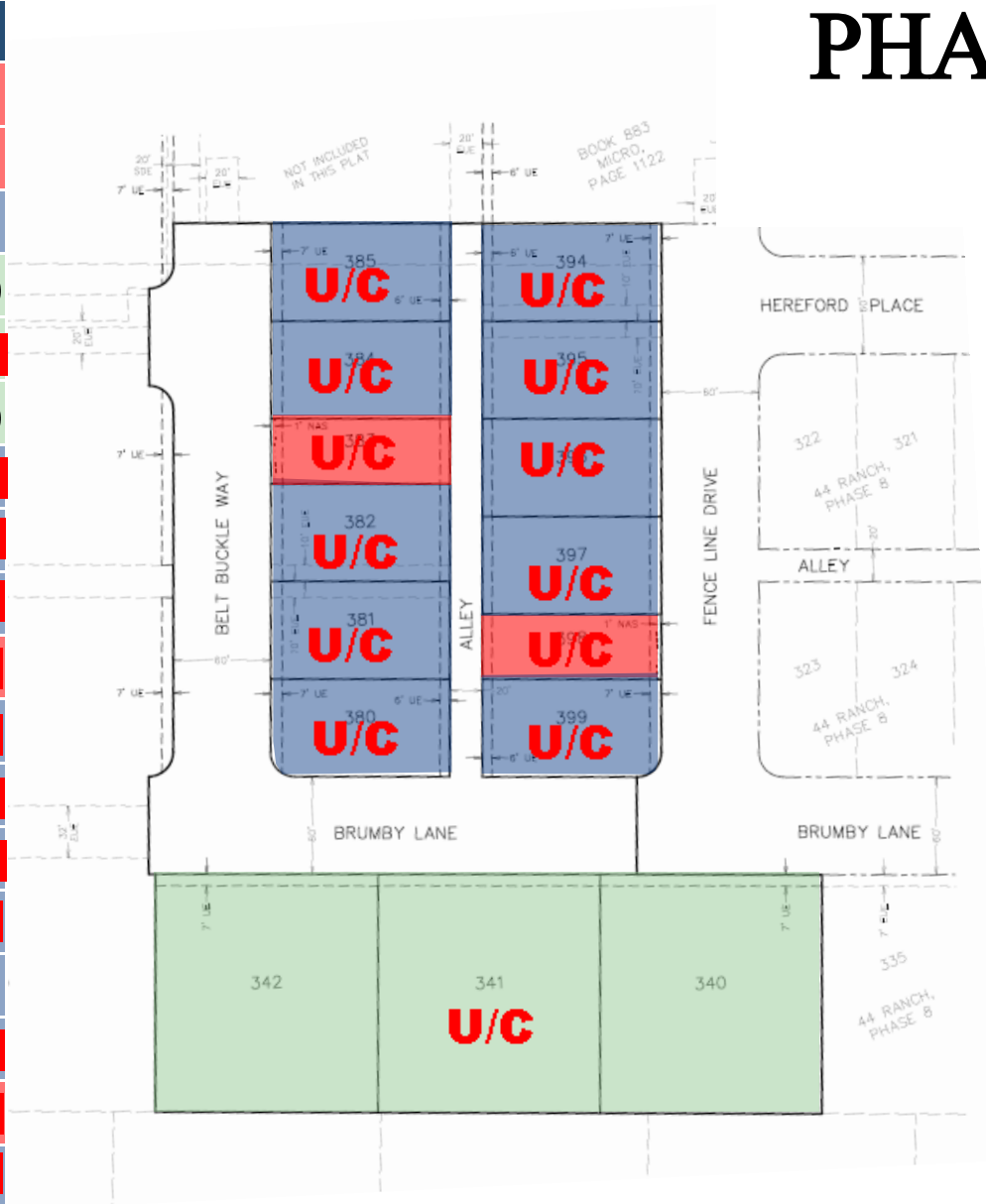


Windermere
REAL ESTATE

44RANCH.com

44 RANCH PHASE 9

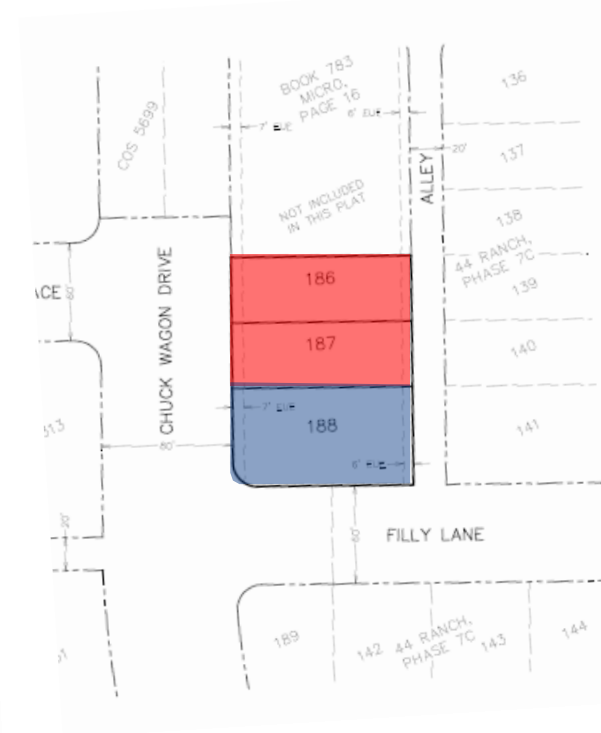
Lot	SQ FT	Price
186	4,402	\$71,000
187	4,404	\$71,000
188	6,559	\$86,000
340	20,000	\$118,000
341	Under Contract	
342	20,000	\$118,000
380	Under Contract	
381	Under Contract	
382	Under Contract	
383	Under Contract	
384	Under Contract	
385	Under Contract	
394	Under Contract	
395	Under Contract	
396	Under Contract	
397	Under Contract	
398	Under Contract	
399	Under Contract	



\$71,000

\$86,000

\$118,000



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.