

AVAILABLE FOR RESIDENTIAL LEASE

Residential Lot 6 – Orchard Villa – Blue Bay Lease #3053200



Minimum Lease Bid
\$27,332.50

Site
Lot 6

Lease Number
3053200

Acreage
0.54 +/-

Lease Term
2 years; longer term lease will be available once the county septic requirements have been met (see special stipulations info)

Lease Fee
Lease fee for first year will be the bid amount (no less than minimum bid). After the first year, fee increases by 2% annually for the duration of the lease. Fee payable annually or semi-annually.

Taxes
Lessee pays no taxes on the land. The County may assess taxes on the improvements.

Improvements
There are improvements on the site owned by a private party. Please refer to the Improvements Details sheet for improvements owner contact information.

Additional Requirements
1. Special Stipulations*
2. Bond**

Leasing Contacts
Rachel Payne
406.751.2274
DNRC Northwest Land Office
Kalispell Unit

Heather Noel
406.444.0518
DNRC Helena Office

*Please refer to the special stipulations for immediate county septic requirements. Improvements cannot be occupied or used until county septic requirements have been addressed.

**Upon signature of lease, successful bidder may be required to pay a bond (between \$2,000 and \$5,000) in addition to the first-year lease fee.

The Montana Department of Natural Resources and Conservation is seeking lease bids for this site on state land. Residential leases are offered through competitive bidding. Additional information on leasing from the state, as well as information on other lots, may be found at www.dnrc.mt.gov/TrustLand/surface-leasing-licensing/cabin-site-leases.

This information is provided for general overview purposes only. Unless otherwise stated, all figures and depictions are approximate. Bidders should review the information relating to the property and seek technical or legal advice to assure understanding of all documents relevant to leasing the property. DNRC does not warrant the condition of any improvements owned by a third party nor guarantee the improvements information herein contained is accurate or up-to-date.



Montana Department of Natural
Resources and Conservation

www.dnrc.mt.gov
406.444.2074





DNRC Lease #3053200 Site Specific Special Stipulations Orchard Villa-Blue Bay Lot 6

The stipulations below are included in the lease agreement for DNRC residential lease #3053200.

7. SPECIAL STIPULATIONS:

7.1 Disclosure: Lessee is expressly informed that as of the date of this lease, the sanitation system on this lease is not compliant with Lake County requirements and the lease residence is not currently legally habitable. Lessee agrees to complete fully compliant installation of sanitation system upgrades consistent with the design as previously approved and permitted by Lake County, including but not limited to securing transfer of related permits from Lake County and completing the compliant installation of all required sanitation system upgrades prior to said permits' expiration. Lessee agrees that sanitation system installation will be completed at Lessee's cost, and prior to inhabiting residence as consistent with Lake County's requirements and/or direction.

7.2 Septic/Sanitation System Upgrade Requirements

Upon which one holding tank wastewater treatment system will be installed per Permit #8765, hereby consent to this agreement that requires:

- a. That the holding tank will be used for storage of wastewater from the single-family residence located on the tract.
- b. That the holding tank system will remain in compliance with Installation Permit/Use Permit #8765 unless otherwise approved by the Lake County Environmental Health Department or the Department of Natural Resources and Conservation.
- c. That no alteration of the holding tank system will occur without written consent of the Lake County Environmental Health Department or the Department of Natural Resources and Conservation.
- d. That the tank will be monitored for tightness with the records of such tests being maintained by the property owner and made available for inspection by the Lake County Environmental Health Department upon request. Such testing will begin at installation and continue annually thereafter, unless otherwise approved by the Lake County Environmental Health Department.
- e. That the Lake County Environmental Health Department retains the right to require the Lessee to provide a tightness test report conducted by a licensed engineer, registered sanitarian, licensed installer, or licensed septic pumper.
- f. That all tank pumping will be by a validly licensed Montana Septic Tank Pumper and records will be maintained by the Lessee (with copies provided promptly to the Lessor) and made available for inspection by the Lake County Environmental Health Department upon request.

- g. That this restriction will apply to all current and subsequent Lessees of the property and may only be rescinded with the mutual written consent of Lake County, Montana, and the property owner(s) of record at the time.**

7.3 Additional Permit Requirements: Lessee, with Lessor's prior written consent, shall in a timely fashion submit the appropriate application(s) to Lake County and/or Lake County Planning and Zoning Department to secure any necessary permits to complete the above-reference sanitation upgrades approved/permitted by the Lake County Environmental Health Department for Lot 6. These permits may include, but may not be limited to, a Zoning Conformance Permit, Lakeshore Construction Permit, Encroachment Permit, Consent for Improvement Permit, and/or Zoning Variance permit.

Lessee is required to secure Lessor's prior approval on any forms and/or documents required to be submitted throughout the application/approval process and shall immediately copy Lessor on all related communications with Lake County and/or any other applicable regulators. Lessee is responsible to follow through with the application process as required by Lake County and/or Lake County Planning and Zoning and also for any application fees, consulting costs, and related expenses. Lessee agrees to abide by related variance permit stipulations and/or DNRC requirements, and will proceed with the septic system upgrade as outlined in this agreement.

The Lessee acknowledges that the Lessor cannot and does not guarantee that Lake County will provide any permit necessary for the installation of the septic/sanitation system upgrade required by this agreement. The Lessee agrees that in the event the Lessee is unable, for any reason whatsoever, to obtain any permit necessary for the installation of the septic/sanitation system upgrade required by this agreement, the Lessee shall have no cause of action of any kind whatsoever against the Lessor arising from Lessee's inability to obtain any permit necessary for the installation of the septic/sanitation system upgrade required by this agreement.



MONTANA DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION

CABIN SITE IMPROVEMENTS DETAILS

Provided by improvements owner and not necessarily verified by DNRC.

Date Provided 12/4/2024

PROPERTY INFORMATION

Lease# 3053200 Location/Lot# Lot 6 Blue Bay

Physical Address: 25065 Everlasting Ln

Nearest Town: Polson, 59860 MLS Listing ID (if applicable):

Date Improvements were last occupied or maintained: Unknown

DESCRIPTION OF IMPROVEMENTS

Cabin, Dock, Shed

Year Built Unknown Square Feet: + 1000

Bedrooms: 2 Construction Type: Standard

Bathrooms: 1 Heating/Cooling: Resistive Strip Heating

Additional Rooms: Kitchen; Livingroom Finishes - Interior: Pine

Appliances: Range; Fridge; Washer Finishes - Exterior: Pine

Garage: No Other Amenities: Dock

On-site Utilities: Electricity

Additional Buildings

Size/Description: Shed

VALUE

ASKING PRICE: Contact Improvements Owner

ARM 36.25.1006 provides that the maximum asking price shall be the DOR value unless an appraisal is requested to be contracted through the Department and funded by the requestor.

DOR Value: \$54,620 Date: 2024 Appraised Value (if applicable): \$115,000 Date: 10/28/2024

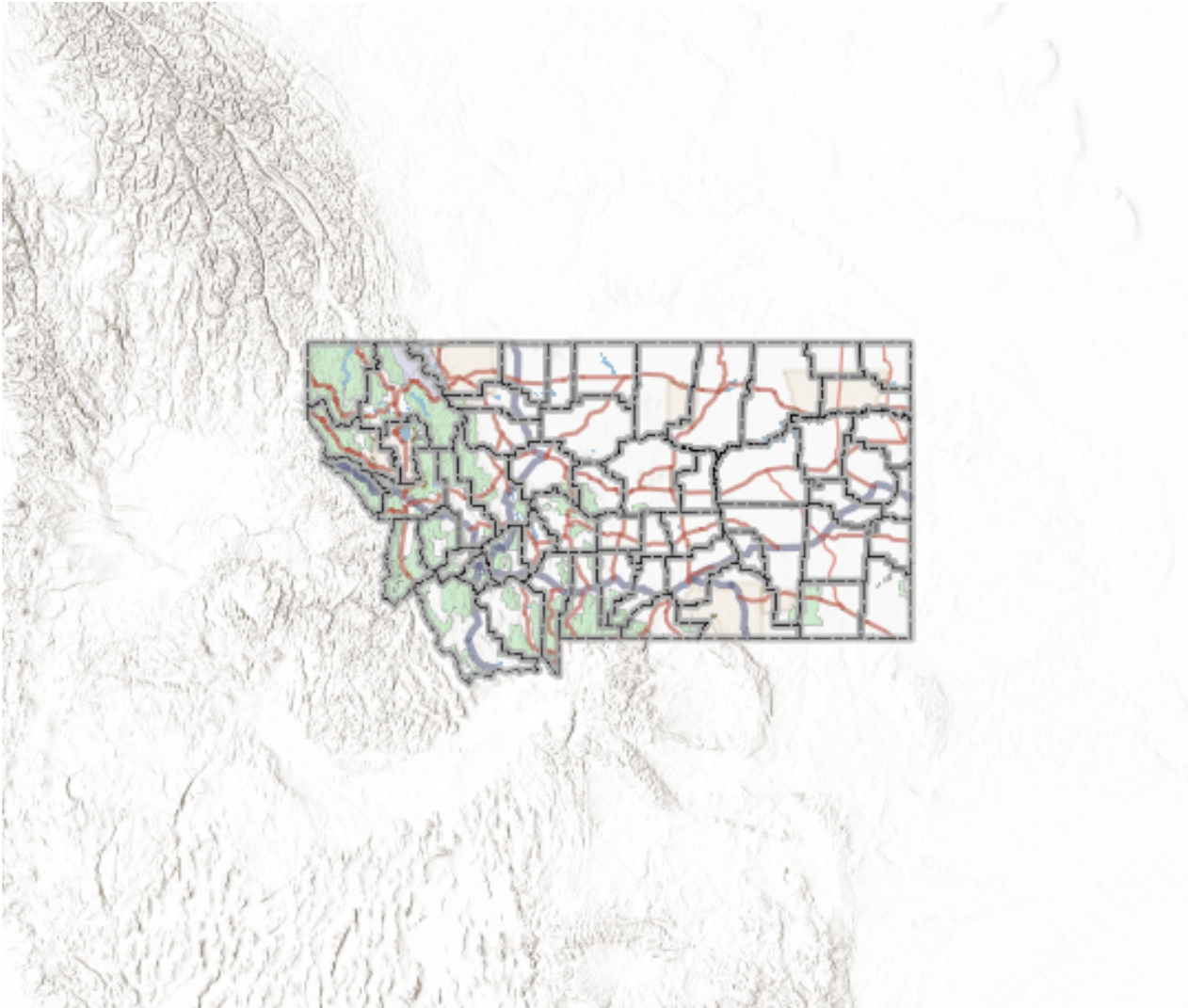
IMPROVEMENTS OWNER CONTACT INFORMATION:

Name: Thomas Winter Email: tawinter@me.com

Phone: Please email the improvements owner

Tax Year: 2024

Scale: 1:18489297.74 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Residential Property

Geocode: 15-3469-16-1-02-06-0099

Assessment Code: 000002211

Primary Owner:

WINTER THOMAS
PO BOX 7611
MISSOULA, MT 59807-7611
Note: See Owners section for all owners

Property Address:

25065 EVERLASTING LN
POLSON, MT 59860

Certificate of Survey:

Legal Description: ORCHARD VILLA SITE, S16, T24 N, R19 W, BLOCK 5, Lot 6, IMPS ONLY ON LOT 6 STATE LEASE #3053200

Last Modified: 5/18/2024 16:27:53 PM

Tax Year: 2024

General Property Information

Neighborhood: 215.300.7	Property Type: IMP_R - Improved Property - Rural
Living Units: 1	Levy District: 15-5477-23MC
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	
General: 0	Limited: 0

Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	0	0

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
8/31/2023			8/31/2023	607006	Bill of Sale
11/17/2020			11/17/2020	583001	Other
8/16/2014			8/16/2014	536779	Other

Owners

Tax Year: 2024

Party #1

Default Information:	WINTER THOMAS PO BOX 7611 MISSOULA, MT 59807-7611
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Fee Simple
Last Modified:	10/5/2023 10:26:56 AM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	0	54620	54620	COST
2023	0	54620	54620	COST
2022	0	39430	39430	OVR

Market Land

No market land exists for this parcel

Dwellings

Dwelling #1

Dwelling Information

Dwelling Type SFR	Style 08 - Conventional	Year Built 1944
Residential Type: SFR	Style: 08 - Conventional	Roof Material: 5 - Metal
Year Built: 1944	Roof Type: 3	Attic Type: 0 - None
Effective Year: 1975	Exterior Walls: 1 - Frame	Exterior Wall Finish: 6 - Wood Siding or Sheathing
Story Height: 1.0	Degree Remodeled: n/a	
Grade: 3		
Class Code: 3301		
Year Remodeled: n/a		

Mobile Home Details

Manufacturer: n/a	Serial #: n/a
Width: n/a	Length: n/a
Model: n/a	

Basement Information

Tax Year: 2024

Foundation: 1 - Wooden or Masonry Piers/Posts
 Daylight: N
 Quality: n/a

Finished Area: n/a
 Basement Type: 0 - None

Heating/Cooling Information

Type: Non-Central

System Type: 7 - Electric Baseboard/Electric Radiant

Fuel Type: 4 - Electricity

Heated Area: n/a

Living Accomodations

Bedrooms: 1

Family Rooms: n/a

Full Baths: 1

Half Baths: n/a

Addl Fixtures: 2

Additional Information

Fire Places
 Stories: n/a
 Openings: n/a

Stacks: n/a
 Prefab/Stove: 1

Garage Capacity: n/a

Cost & Design: n/a

Flat Add: n/a

% Complete: n/a

Description: n/a

Dwelling Ammenities

View: LAKE

Access: WATER

Area Used in Cost

Basement: n/a

Addl Floors: n/a

First Floor: 636

Second Floor: n/a

Half Story: n/a

Unfinished Area: n/a

Attic: n/a

SFLA: 636

Depreciation Information

CDU: n/a

Physical Condition: Fair (6)

Desirability
 Property: Fair (6)

Location: Fair (6)

Depreciation Calculation

Age: 47

Pct Good: 0.53

RCNLD: 52320

Additions / Other Features

Lower Addtns	First	Second	Third	Area	Year	Cost
	33 - Deck, Wood			413	0	6720

No additional features exist for this property

Tax Year: 2024

Other Buildings

Outbuilding/Yard Improvement #1

Type: NoValue	Description: RPA2 - Concrete
Quantity: 1	Year Built: 1979
Grade: A	Condition: Res Fair
Functional: n/a	Class Code: 3301

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 578	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #2

Type: NoValue	Description: RRS1 - Shed, Frame
Quantity: 1	Year Built: 1991
Grade: A	Condition: Res Average
Functional: n/a	Class Code: 3301

Dimensions

Width/Diameter: 8	Length: 16
Size/Area: n/a	Height: n/a
Bushels: n/a	Circumference: n/a

Outbuilding/Yard Improvement #3

Type: NoValue	Description: RBB1 - Boat House, Frame or Concrete Block
Quantity: 1	Year Built: 1979
Grade: L	Condition: Res Poor
Functional: n/a	Class Code: 3301

Dimensions

Width/Diameter: 10	Length: 16
Size/Area: n/a	Height: n/a
Bushels: n/a	Circumference: n/a

Tax Year: 2024

Outbuilding/Yard Improvement #4

Type: Residential

Description: RBD2 - Dock, medium wood deck, wood girders

Quantity: 1

Year Built: 2009

Grade: A

Condition: Res Fair

Functional: n/a

Class Code: 3301

Dimensions

Width/Diameter: 8

Length: 20

Size/Area: n/a

Height: n/a

Bushels: n/a

Circumference: n/a

Commercial

No commercial buildings exist for this parcel

Ag/Forest Land

No ag/forest land exists for this parcel

Easements

No easements exist for this parcel

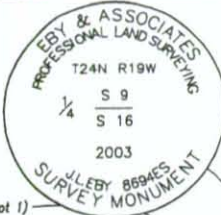
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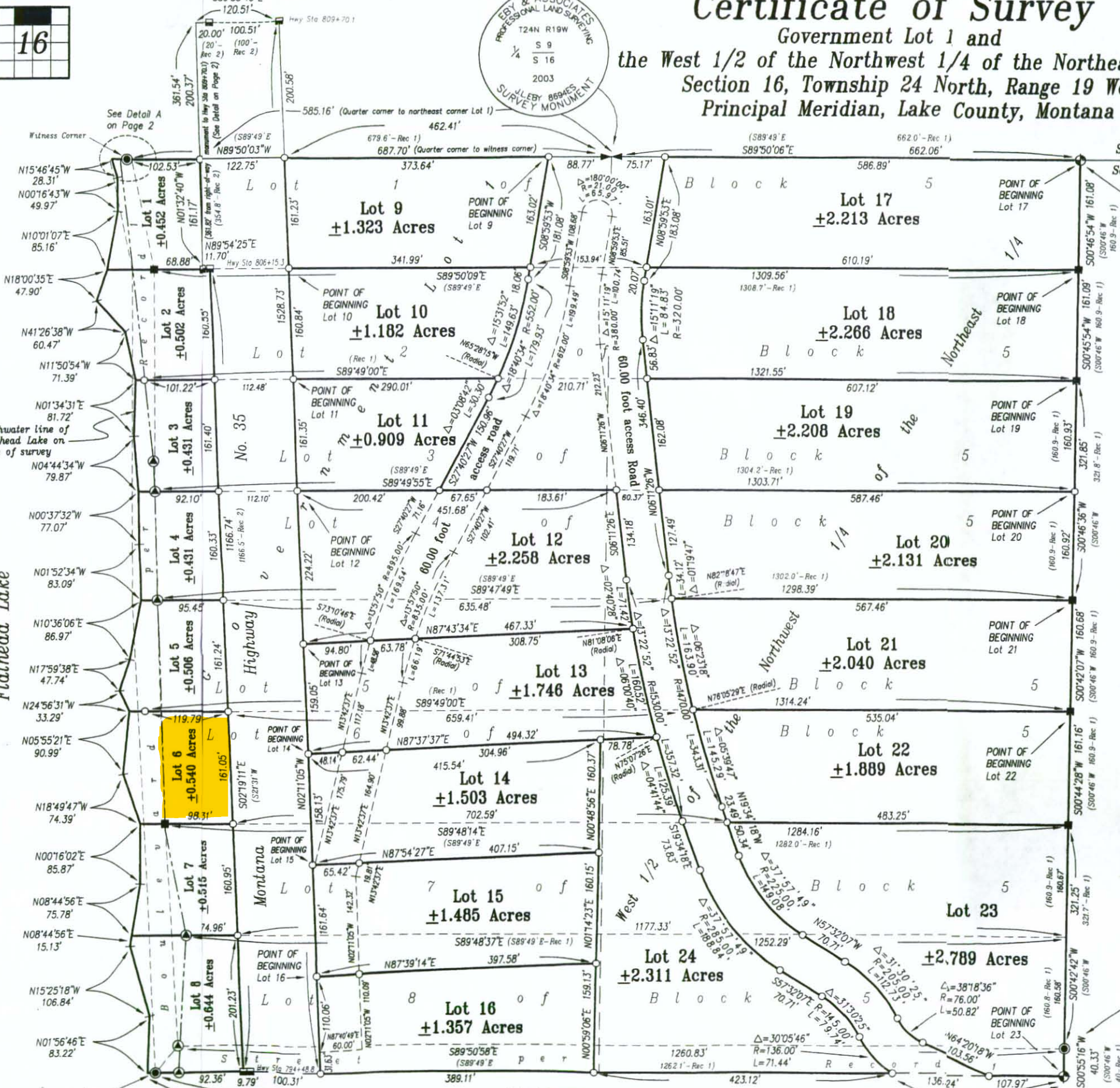
Certificate of Survey

Government Lot 1 and
the West 1/2 of the Northwest 1/4 of the Northeast 1/4
Section 16, Township 24 North, Range 19 West
Principal Meridian, Lake County, Montana

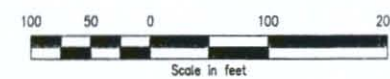
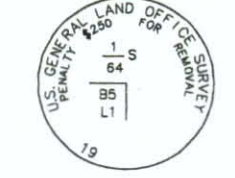
Owners: Department of Natural Resources and Conservation
Date of survey: July 2002
Purpose: Retracement of state lease lots



16



Northeast corner of Block 5 of Orchard Villa Site



LEGEND

- Quarter section corner.
- Found 1 1/4" diameter iron pipe with General Land Office stone lying alongside. Set 3/8" diameter rebar, 24" long, with 3/4" diameter aluminum cap, marked as shown, inside iron pipe.
- One sixtyfourth (1/64) section corner. Found 1" diameter pipe with 2 1/2" diameter bronze cap marked as shown.
- Found 1" diameter pipe with 2 1/2" diameter bronze cap marked as shown or as shown on Sheet 2.
- Contour 2902.2 monument. Found 1" diameter pipe with 2 3/4" diameter bronze cap marked as shown on Sheet 2.
- Found General Land Office 1/2" square iron spike with 1 1/2" diameter hand forged top.
- Found 4"x4" concrete right-of-way monument. Measure to top back center of monument.
- Set 3/8" diameter rebar, 24" long, with 2" diameter aluminum cap marked, "EBY & ASSOCIATES" and "J.L. EBY 8694ES".
- Rec 1 Record measurement per General Land Office Field Notes Book 8399, survey of the Villa Site of Orchard including Supplemental Survey of the 2902.2 ft. Contour Line through same, and the Plot of Orchard Villa Site.
- Rec 2 Record measurement per State of Montana State Highway Commission Plot Showing Land Required For Right-of-Way, Federal Aid Project Number F.A.P. 102-10, Sheets 4 and 5 of 7.
- 2902.2 ft. Contour Line per Record 1

Southeast corner of Block 5 of Orchard Villa Site Monument No. 5 - Record 1



BID FORM – CABIN SITE LEASE

LEASE # _____

INSTRUCTIONS- READ CAREFULLY!

- PROVIDE ALL REQUIRED INFORMATION (GRAY BOXES) – *Incomplete or illegible forms will not be accepted.*
- Sign Bid Form and have it notarized at the bottom.
- Place Bid Form in a sealed envelope along with:
 - A cashier's check, certified check or money order for the Bid Deposit equal to 10 percent of your bid amount. No personal checks or cash.
 - A separate check or money order for the \$25 application fee. A personal check is acceptable for the Application Fee. No cash.
- On the envelope, please write **SEALED BID FOR LEASE # _____**.
- Your sealed bid must be received (at the address shown on the right) by **5:00pm on the Bid Closing Date.**

MAIL OR DELIVER TO:

Dept of Natural Resources & Conservation
1539 Eleventh Ave
PO Box 201601
Helena, MT 59620-1601

CHECKS PAYABLE TO:

Dept of Natural Resources & Conservation

QUESTIONS?

406.444.2074

NAME OF BIDDER _____		
PLEASE PRINT CLEARLY		
NAME OF BIDDER _____		
MAILING ADDRESS _____		
CITY _____	STATE/PROVINCE _____	ZIP/POSTAL CODE _____
COUNTRY _____	TELEPHONE _____	

MY BID AMOUNT	▶	\$	
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Are you leasing this land for your own use?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Are you planning to sub-lease this land?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If so, to whom? _____		
Are you the head of the family?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Have you attained the age of 18 years?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

DEPARTMENT STATEMENT – The Department of Natural Resources and Conservation will evaluate all eligible bids and award the lease to the highest bidder whose bid is in the best interest of the applicable Trust Beneficiary.

BIDDER(S) STATEMENT – I/We, the undersigned, hereby offer a bid for this cabin site, the lease number for which is noted above, under the provisions of Montana Code Annotated (MCA) and amendments thereto, and the rules and regulations adopted by the State Board of Land Commissioners. I/We understand that false statements may constitute reason for cancellation of the lease by the Board. The bid amount offered is what I/we have written above. I/We understand if there is a balance due for the prorated rent after the bid deposit is applied, the Department will send a bill for the remaining balance, non-payment of which will forfeit the entire bid deposit and cancel the lease.

By signing this form, I/we indicate that I/we have read and agree to the above statements and certify that all the information I/we have given is true and accurate to the best of my/our knowledge, information and belief.

BIDDER SIGNATURE	DATE
BIDDER SIGNATURE	DATE

Subscribed and affirmed before _____ day of _____, 20__

[NOTARY SEAL]

Notary signature

Notary printed name
Notary Public for the
State of _____
Residing _____
at _____
My Commission
Expires: _____