

# McCleary Subdivision

Roundup, MT



For additional details, contact:



**Tim Nesson**  
Broker

Member—Nesson & Associates Realty  
P.O. Box 51467  
Billings, MT 59105

Cell: (406) 860-0791  
E-mail: [tim@montanafarmranch.com](mailto:tim@montanafarmranch.com)  
Website: [montanafarmranch.com](http://montanafarmranch.com)

# McCleary Property

**Purchase Price: \$225,000.00**

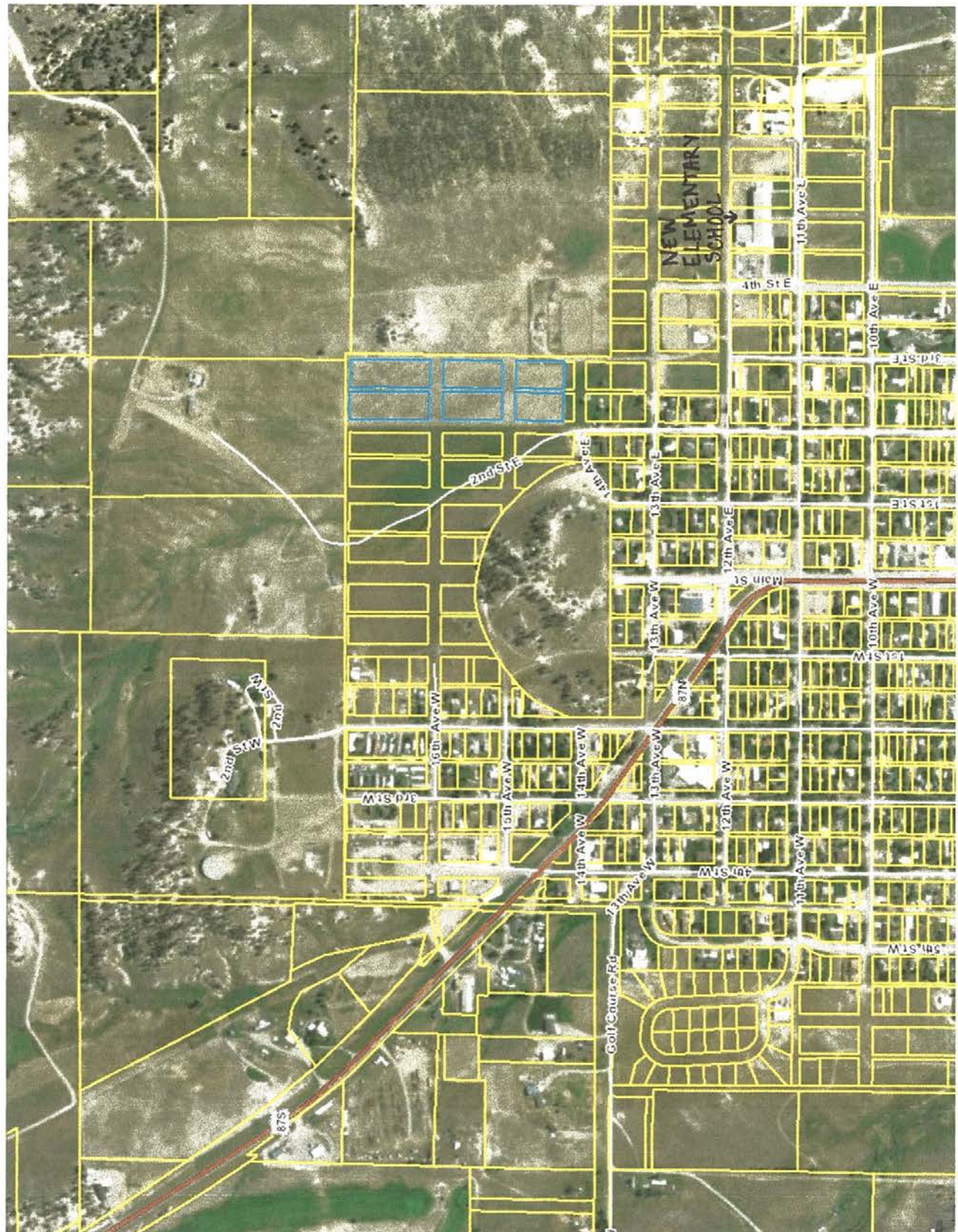


## DESCRIPTION—MUST SEE!!

- Prime development property in Roundup, MT
- Consists of 6.13 +/- acres
- Current plat contains 46 lots
- Zoning: R1 (stick built or modular with permanent foundations)
- City water and sewer in close proximity
- Close walking distance to new elementary school
- Acreage is in the projected path of growth for Roundup, MT
- Estimated taxes: \$52







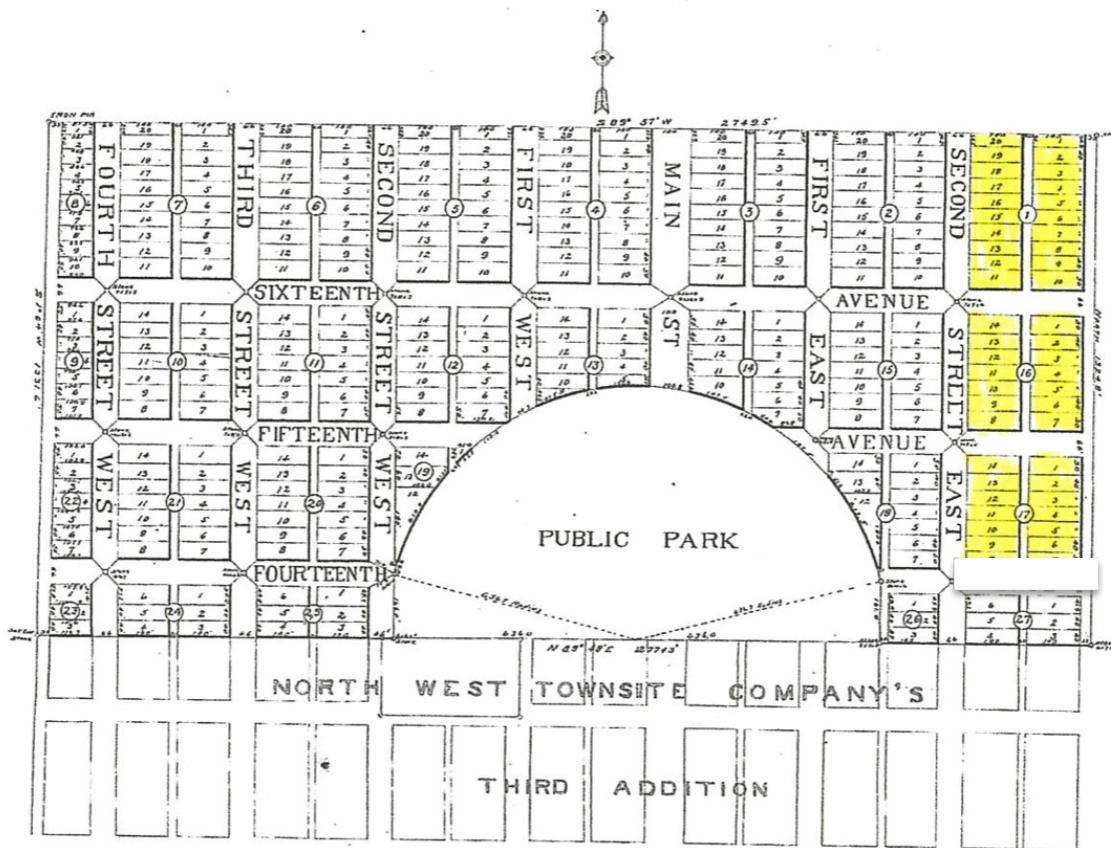


# McCLEARY'S FIRST ADDITION TO ROUNDUP

PORTION S½ SEC. 12 T8N R25E

MUSSELSHELL CO MONT

Scale: 1 in = 150 ft.



This is to certify that George J. McCleary and Florence R. McCleary, his wife, owners of the property hereinafter described, have caused to be surveyed, subdivided and placed into lots, blocks, streets, avenues and alleys as shown by the accompanying plat and Certificate of survey hereto attached, the following described property, to-wit: Part of Section 12, T8N R25E M2M in Musselshell County, Montana, and more particularly described as follows: Beginning at the corner common to Sections 12, 13, 14, 15, thence N 89° 48' E, along the section line between sections 12 & 13, 2742.3 ft., thence North 122° 43' E, thence S 29° 57' E, 3248.0 ft. to a point on the west line of Sec. 12, thence S 71° 04' W, 13316 ft. to the point of beginning, to be known and designated as McCleary's First Addition to Roundup, and the lands included in all streets, avenues, alleys, and park shown on said plat are hereby granted and donated to the use of the public forever.

Dated this 23<sup>rd</sup> day of Sept. 1910

George J. McCleary  
Florence R. McCleary

State of Montana } ss.  
County of Musselshell

On this 23<sup>rd</sup> day of Sept. 1910, before me, Earl R. Rich, a Notary Public for the State of Montana, personally appeared George J. McCleary and Florence R. McCleary, known to me to be the parties who executed the foregoing certificate, and acknowledged to me that they executed the same.

In witness whereof I have hereunto set my hand and seal the day and year in this certificate above written.

Notary Public for the State of Montana  
My Commission expires on the 15th day of May, 1911

I, G.W. French, Civil Engineer and Surveyor, do hereby certify that between the 9th day and the 23rd day of March 1910, I surveyed and stated McCleary's First Addition to Roundup as shown by the accompanying plat, and in accordance with Chap. II Part 2 of Title II of the Public Land Laws and Chap. 113 of the Session Laws of the Fifteenth Legislative Assembly of the State of Montana.

G.W. French

State of Montana } ss.  
County of Musselshell

On the 23<sup>rd</sup> day of Sept. 1910, before me, Earl R. Rich, a Notary Public for the State of Montana, personally appeared G.W. French, known to me to be the party who executed the foregoing certificate, and acknowledged to me that he executed the same.

In witness whereof I have hereunto set my hand and seal the day and year in this certificate above written.

Earl R. Rich  
Notary Public for the State of Montana  
My Commission expires on the 15th day of May, 1911

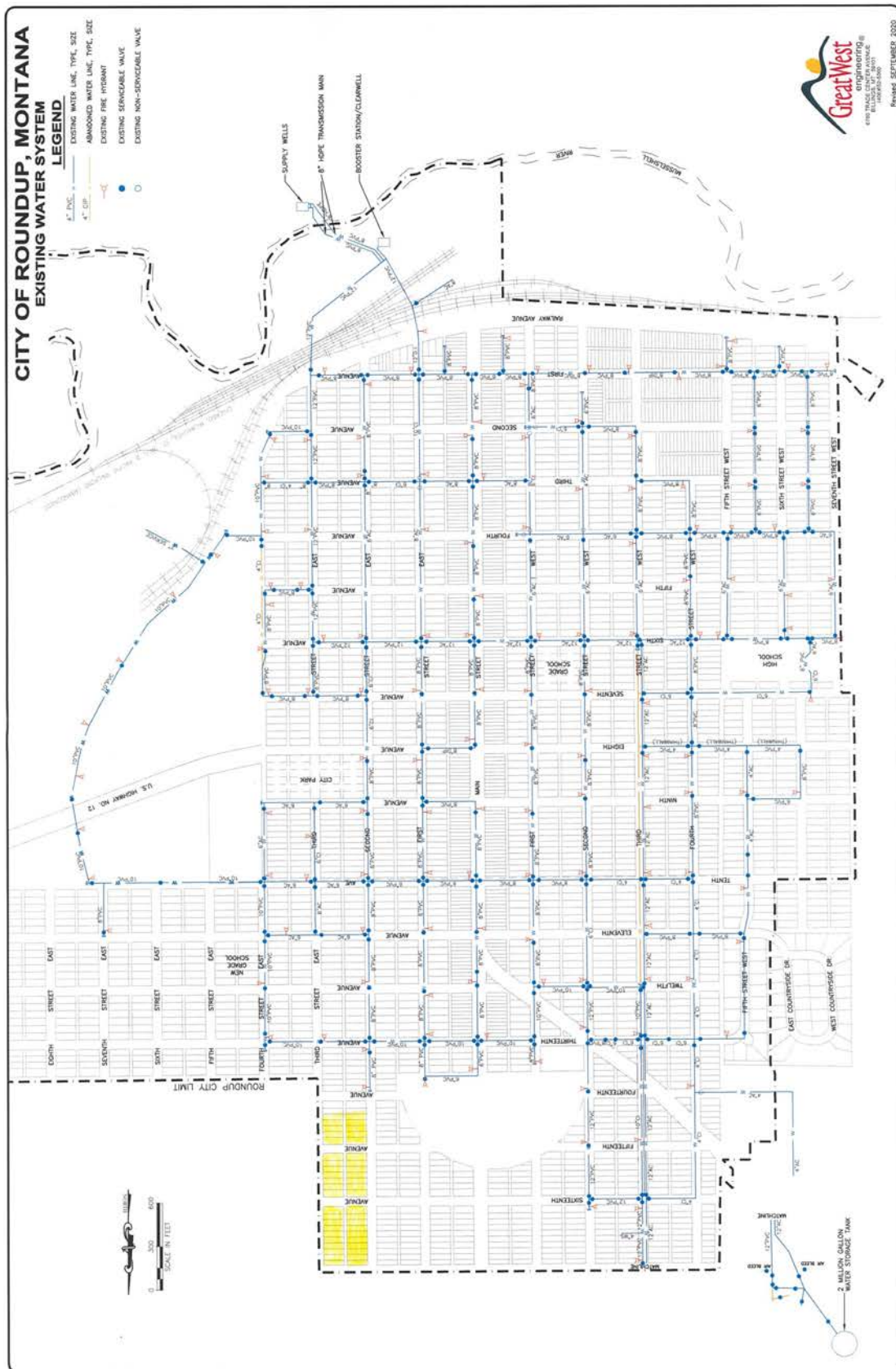
Passed and approved by the County Surveyor this 20<sup>th</sup> day of August 1910

Notary Public for the State of Montana, personally appeared G.W. French, known to me to be the party who executed the foregoing certificate, and acknowledged to me that he executed the same.

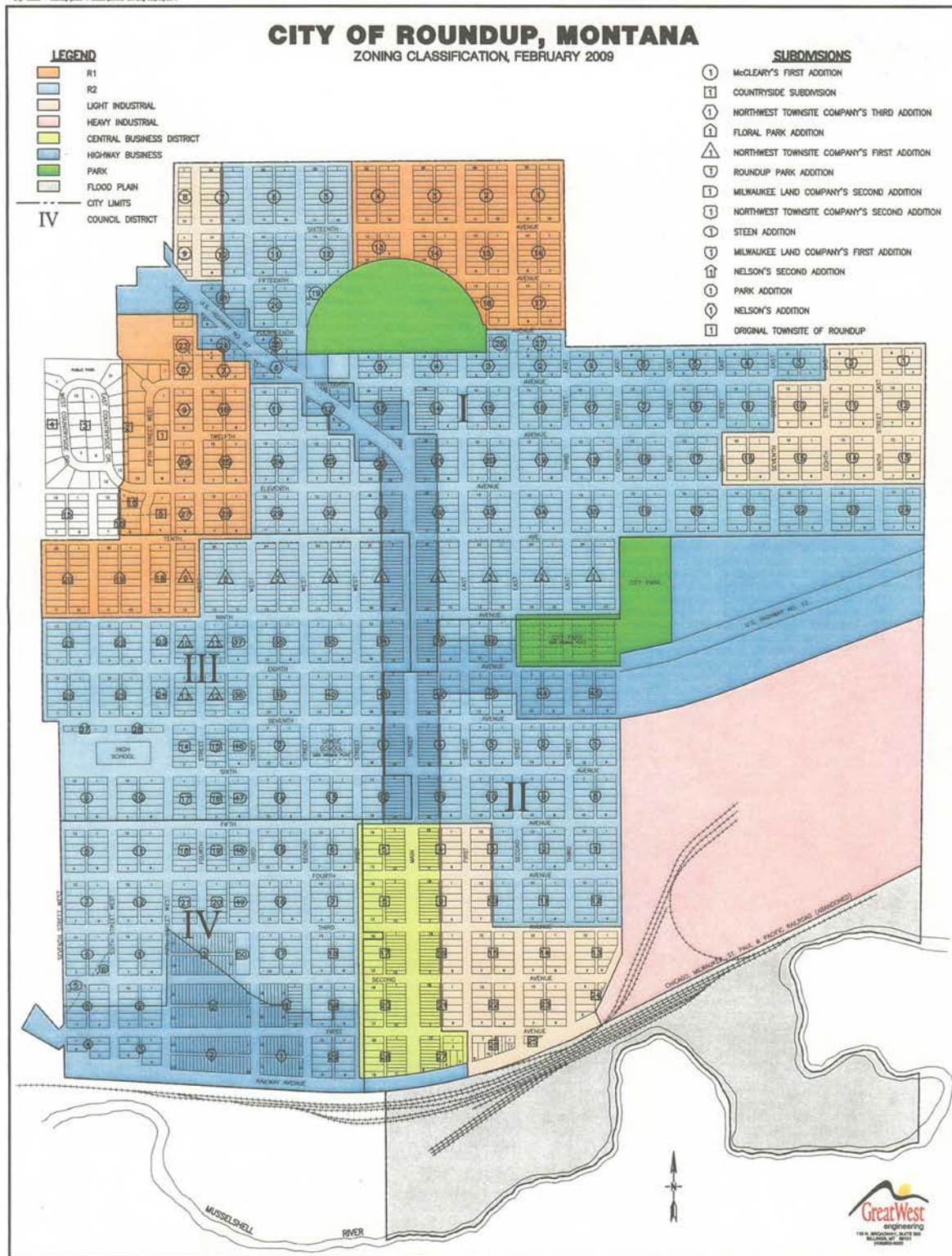
In witness whereof I have hereunto set my hand and seal the day and year in this certificate above written.

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My Commission expires on the 15th day of May, 1911

# Water Line







**NOTICE:** The information contained herein has been supplied by the owner to **NESSAN & ASSOCIATES REALTY** and/or compiled by **NESSAN & ASSOCIATES REALTY** from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production yields, water rights, etc.