

FACT SHEET

TBD MT-37, Eureka, MT 59917 – Old Eureka Maintenance Site

- 3.10 acres, more or less
- Improvement on property – A 3,178 square foot (total) service garage that has two 12x14 overhead garage doors, two 12x12 overhead garage doors, space heaters (propane – Note: propane tanks have been removed from property), one bathroom, and a 200 sq ft office space (heated with an electric heater).
- In 2010-11 a new on-demand electric water heater was installed.
- In 2010 the bathroom was remodeled.
- There is a 15-foot-wide overhead utility easement that encumbers the western border of the property.
- Running with the above-mentioned utility easement is a temporary License granting access to the property to the North that will expire upon completion of their own access approach directly to MT-37 or in one year, whichever is sooner.
- MDT has conducted a Phase II Environmental Assessment on this facility and did not find any adverse conditions at this facility.
- Water Rights are attached to the property, and it has a drilled well, but the well is not in good working order as it will shut down if you run a garden hose for more than 15 minutes or so.