



This Photo VIEW From :

The OLD HOME site @ 6000 ft elevation – with the YELLOW STONE RIVER Valley @ top of photo

Status: Vacant

Asking Price: Estate Manager Taking Offers Now

Address: 21 Scorpio Way , South Glastonbury subdivision

Directions: Access by way of : Highway 89 , to Dry Creek Road.

City: Emigrant

State: MT

Zip: 59027

County: Park

Parcel tax #: 0006852975

#: 0006852977

Lot # 105: Both Parcels = 18 acres

Home Sites :

1. Four home sites , have been identified by the surveyor Gaston Engineering. One has been developed. Others ` are marked on the Topographical plans available includes :..

2. **One of the four Home Sites** , has been developed in 1990 includes :

- a. House pad approximate size : for a 1240 sf. double wide ,approx. 24 ft x 52 ft' (visible in the photos)
- b. Concrete foundation base for the Doublewide that was there.
- c. Septic system : with tank and Leach field.
- d. Hard wired phone line to the house pad
- e. Water line and pump to one of the wells.
- f. Professionally built granite gravel based compacted driveway.
- g. Positioned adjacent to a cluster of Pine Trees at a 6,000ft elevation , with a magnificent wide views of the Yellowstone River valley.
- h. The old cast iron pot belly stove , remains on pad ,

3. **Three other additional home site locations:**

- Are un-developed.
- Are shown and identified on the surveyor plan by Gaston Engineering. All of the three additional Home sites :
- Have easy access and short driveways to Hercules Rd. or Scorpio Way .

- Have electrical transformers within reasonable proximity to the proposed home sites.
- Have easy access to one of the 2 wells drilled and other well locations that have been identified.

4. Water Wells: (Well logs available)

- FOUR “well locations” have been professionally dowsed and identified .
- Two of the above Four WELL LOCATIONS have been drilled.
- One of the 2 drilled wells has a pump system in place which services the developed home site and the Bunker Facility (The CAPSTONE PROJECT) .



Image is a representation of Spring Grass Season

Bunker facility: Occupies about 1 acre of the 18 acres . 99% of the structures are below grade.

- a. The Main Structure is a 3 level structure of concrete and steel construction, embedded into a solid rock base in the mountain. With a walk in entrance
- b. The roof top of the concrete structure is earthen covered at 10 feet below grade ,
- c. The Concrete and Steel construction structure , offers approximately size 5400 sf of floor space , with ceilings @ approximately 10 ft. high.
- d. Five Additional storage structures are connected to the main structure (item #a above) , made of solid steel round Tanks and Rail

Box car (approximately 5/8 inch thick) and ranging in size , from 18 feet long to 40 ft long, all of which, providing a total of approx.. 1500 sf. of storage floor area, with ceiling heights that vary from 8 ft high to 12 ft plus high.

e. Electrical :

- part 1 : A separate transformer and on-Grid panel metered to Park County Electrical Power ,
- part 2: And an Off -grid generator system .

f. Water system : Off grid , connected to the operational well .

g. Dedicated septic system.

h. Original Build in the millions,

I. SOME MODIFICATIONS AND UPDATING NEEDED