

PROPERTY INFORMATION



18 LAND
COMPANY

41 HANDLOS LANE PHILIPSBURG, MT



LISTED BY:
Keith Handlos - Broker

406.925.1814 | keith@18landco.com

PROPERTY AMENITIES

EXTERIOR

- Built in 2002
- Situated on 5.5 acres in Skalkaho Minor Subdivision
- 2 story home with walk-out basement
- Wood Siding, metal roof
- Large upper deck
- Landscaped yard w/mature trees & shrubs
- Storage shed & greenhouse
- 480 SF 3 bay garage
- Close to Philipsburg, Georgetown Lake & Discovery Ski Area
- Incredible views of surrounding mountain ranges



PROPERTY AMENITIES



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PROPERTY AMENITIES



INTERIOR

- 3,416+/- sq. ft. home
- Open concept main living area w/vaulted ceiling
- Large windows with incredible views
- Functional kitchen with tile countertops
- Stainless steel appliances & custom cabinetry
- Hardwood & tile flooring
- Large Primary Suite w/soaker tub
- 2 full baths, 1 half bath
- 2 bedrooms, 1 full bath upstairs
- 1 bedroom in basement



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CADASTRAL MAP

* Boundary lines are approximate.*t



WELL LOG

STATE OF MONTANA
DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
1424 9TH AVENUE P.O. BOX 201601 HELENA, MONTANA 59620-1601

GENERAL ABSTRACT

Water Right Number: 76GJ 30106817 GROUND WATER CERTIFICATE
Version: 1 -- ORIGINAL RIGHT
Version Status: ACTIVE

Owners: RON HANDLOS
PO BOX 174
PHILIPSBURG, MT 59858
SYLVIA B HANDLOS
PO BOX 174
PHILIPSBURG, MT 59858-0174

Priority Date: MAY 13, 2016 at 10:05 A.M.
Enforceable Priority Date: MAY 13, 2016 at 10:05 A.M.

Purpose (Use): DOMESTIC
LAWN AND GARDEN

Maximum Flow Rate: 25.00 GPM

Maximum Volume: 6.00 AC-FT

Maximum Acres: 2.00

Source Name: GROUNDWATER

Source Type: GROUNDWATER

Point of Diversion and Means of Diversion:

ID	Govt Lot	Qtr Sec	Sec	Twp	Rge	County
1		SWSE	27	6N	14W	GRANITE

Period of Diversion: JANUARY 1 TO DECEMBER 31

Diversion Means: WELL

Subdivision: TRACT/LOT: 4

Well Depth: 137.00 FEET

Static Water Level: 81.00 FEET

Casing Diameter: 6.00 INCHES

Well Location: 41 HANDLOS LN

SKALKAHO MINOR SUBDIVISION, LOT 4

Purpose (Use): DOMESTIC

Households: 1

Volume: 1.00 AC-FT

Period of Use: JANUARY 1 to DECEMBER 31

Place of Use:

ID	Acres	Govt Lot	Qtr Sec	Sec	Twp	Rge	County
1			SWSE	27	6N	14W	GRANITE

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TAXES



GRANITE COUNTY | DETAIL

Date: 07/14/26
Time: 01:32:51 pm

**ASHLEY TODD, GRANITE CO
TREASURER**

Tax ID: 1454474
Type: Real

PO BOX 9
PHILIPSBURG, MT 59858

Name and Address

HANDLOS RONALD K & SYLVIA BARTHULY
PO BOX 174
PHILIPSBURG MT 59858-0174

Property Tax Query TW Range SC Description

Sub/Blk/Lot / / 4 06N/14W /27 Geo 1475-27-4-03-04-0000
SKALKAHO MINOR SUBDIVISION, ACRES 5.56, COS 47-M

	YR	Int. Date	Tax Date	Tax Amt	Penalty	Interest	Total Amt
Paid	25	01/08/26	12/01/25	1,716.09	34.32	17.85	3,538.87
Tax Due	25	07/14/26	06/01/26	1,716.09	34.32	20.20	
Paid	24	01/28/25	11/30/24	2,083.85	41.68	33.66	4,330.92
Paid	24	08/20/25	05/31/25	2,083.84	41.68	46.21	
Paid	23	12/29/23	11/30/23	1,925.24	38.51	15.29	4,158.58
Paid	23	07/31/24	05/31/24	2,102.38	42.05	35.11	
Paid	22	11/30/22	11/30/22	1,499.79	0.00	0.00	2,999.56

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UTILITIES

Usage Period	AmountBilled	Usage (KWH)	DaysOfService	ServiceType
2026 June	141.01	854	32	Electricity
2026 May	168.76	1034	29	Electricity
2026 April	202.94	1292	30	Electricity
2026 March	414.11	2751	29	Electricity
2026 February	490.56	3234	31	Electricity
2026 January	512.56	3443	31	Electricity
2025 December	441.27	3053	33	Electricity
2025 November	191.61	1309	28	Electricity
2025 October	127.33	822	29	Electricity
2025 September	87.61	528	30	Electricity
2025 August	101.2	614	32	Electricity
2025 July	105.48	651	30	Electricity
2025 June	116.18	758	32	Electricity
2025 May	142.4	1069	30	Electricity
2025 April	195.96	1503	29	Electricity
2025 March	193.33	1507	29	Electricity
2025 February	700.18	5545	32	Electricity
2025 January	463.45	3710	31	Electricity
2024 December	293.96	2274	32	Electricity
2024 November	190.03	1398	29	Electricity
2024 October	117.04	826	29	Electricity
2024 September	119.52	817	34	Electricity
2024 August	85.51	576	28	Electricity
2024 July	104.46	705	30	Electricity
2024 June	121.5	817	32	Electricity
2024 May	196.89	1342	30	Electricity
2024 April	193.86	1359	29	Electricity
2024 March	410.31	3017	32	Electricity
2024 February	410.17	3016	30	Electricity

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DISCLAIMER

NOTICE TO ALL INTERESTED CONCERNS

The Owners of 41 Handlos Lane, Philipsburg, MT have by contract designated 18 Land Company as the Exclusive Listing Agent for the sale of their property. Listing Agent is related to Sellers.

18 Land Company has been authorized to offer the property at the listed price and terms as outlined in this listing.

18 Land Company welcomes, encourages, and truly appreciates your interest in this offering as presented within the pages of this packet and listing.

This offering is subject to errors, omissions, prior sales, change or withdrawal from the market without notice and subject to approval of the purchase by the owners.

All information provided or presented on this offering or statements made by 18 Land Company or any of its agents, now, or at any time in the future, is from sources deemed reliable and is based on information believed to be correct. Information provided, if any, regarding land classification, land use, income or expenses, acreage, water rights, mineral rights, environmental - all issues, easements, etc., are intended as general information only and has been provided by sources deemed reliable. Historical, local, and other information of interest presented has been gathered from various sources and is intended only as supplements to compliment information provided on this offering.

18 Land Company does not guarantee accuracy and recommends that any prospective buyer conduct their own independent investigation and verification of any and all information obtained or submitted prior to purchase. 18 Land Company urges that all potential purchasers seek the independent advice of competent legal, financial, and/or special consultation, as required to make sound, well informed decision

All inquiries should be directed to:

18 Land Company

Keith Handlos -Broker

Dillon, MT 59725

Cell (406)925-1814 Email: keith@18landco.com

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