

MADISON VALLEY, including ENNIS, MCALLISTER, CAMERON, HARRISON, MT

LAND

Lot #/Address: Lot 45, Bull Trail **Price:** \$90,000

Subdivision: Pronghorn Meadows

Town: Ennis **County:** Madison

Terms: Cash; New Financing; Possible Owner Financing

Residential **Ranch:** **Pasture:** **Commercial:** **Lot Size** 6.3 acres

Improvements to the Property: Power and phone to lot

HOA Dues: \$200 per year

Covenants/Restrictions: Yes **Zoning:** Residential **Taxes** \$398.61 **Year:** 2010

Water: **Public** **Private** **Well:** **Depth:** _____ **GPM:** _____ **Live Water:** no

Water Rights: _____ **Mineral Rights:** _____ **Septic:** **Public** **Private**

Power: To lot **Road:** gravel **Fenced:** no



Beautiful, larger lot at the end of a cul-de-sac, with incredible views of the Madison Range to the east. Pronghorn Meadows is a newer subdivision with excellent roads, an equestrian center, a community club house, lots of open space for wildlife and strong covenants to protect your investment.

Note: This lot may have some additional septic system requirements.

NOTE: This offering is subject to errors and omissions, prior sale and/or withdrawal from the market, without notice. Information regarding this offering is intended only as general guidelines and has been provided by sources deemed reliable, but whose accuracy is not guaranteed by the owners, Broker or agents. Any oral or written representations by Seller, Broker or agents regarding age of improvements, size and square footage of parcel or buildings, or location of property lines may not be accurate. Apparent boundary line indicators such as fences, hedges, walls, or other barriers may not represent the true boundary lines. Only a surveyor can determine the actual boundary lines. If any of these issues are important to Buyer's decision to purchase, Buyers are encouraged to conduct an independent investigation prior to purchase of this property and not rely upon any representations made by Seller, Broker or agents, including but not limited to boundaries, structural standards or condition, location, value, future value, income there from or its production.

Listing: Arrow #: 9887 SW MT MLS #: 171764 **Owner:** Celecia

Legal Description: Pronghorn Meadows PUD NBHD 002, Sec. 18, T06S, R01W, Lot 45, Plat 4/506

Google Earth Coordinates: 45°18'38.67"N, 111°46'31.55"W, Elevation: 5,248'

TYPE OF LISTING – Exclusive Right to Sell: **Exclusive Agency:** **Open:**

Office: Arrow Real Estate **Phone:** 406-682-4290 **Date Listed:** 8/3/20010

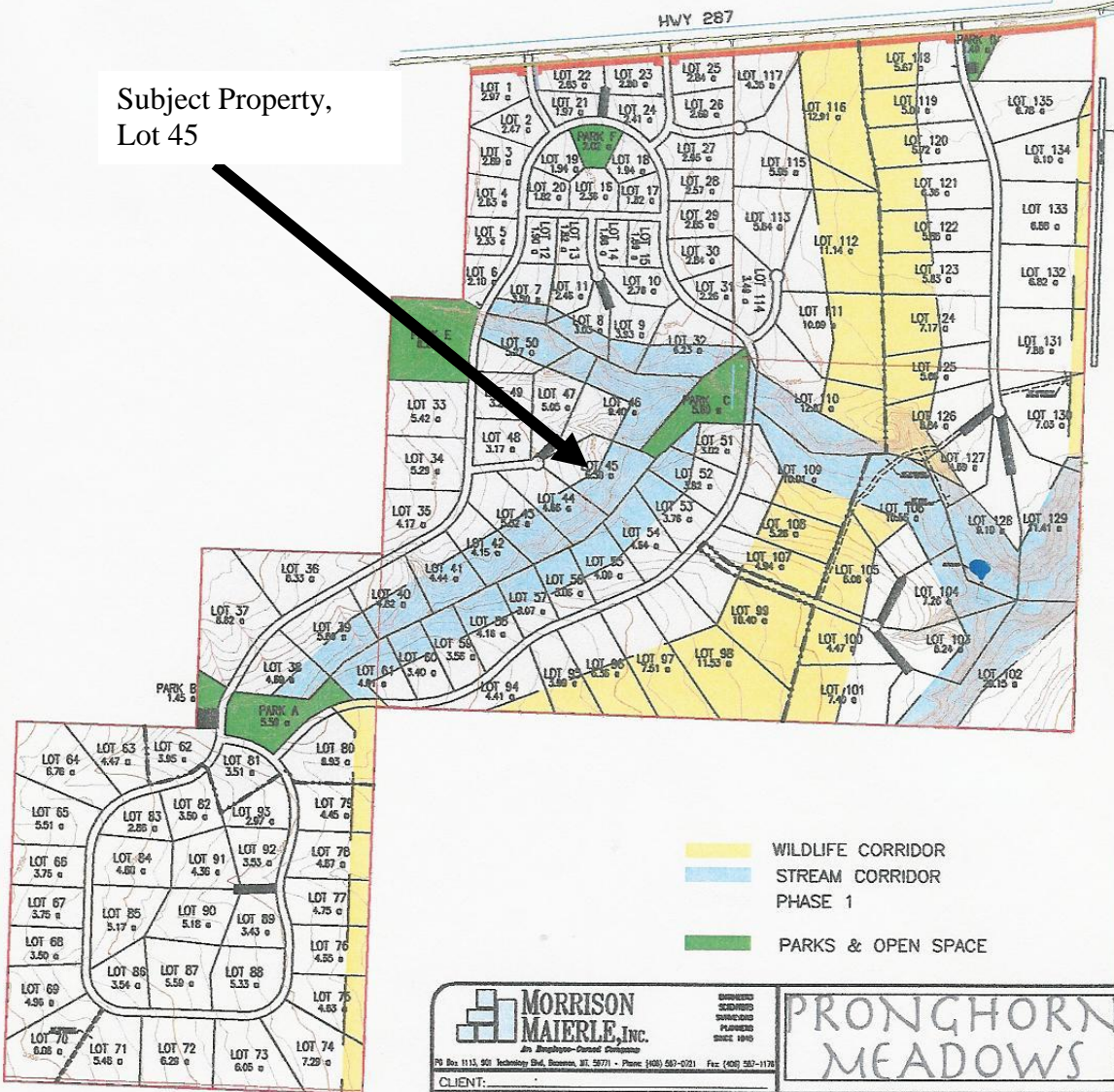
Agent: Don Bowen **Phone:** 581-2991 **Expiration :** 8/3/2012

COMMISSION SPILT - Selling Office: 3.75%


PRONGHORN MEADOWS SUBDIVISION

LOCATED IN
SECTION 18, T6S, R1W & SECTIONS 13 & 24, T6S, R2W
MADISON COUNTY, MONTANA

Subject Property,
Lot 45



- WILDLIFE CORRIDOR
- STREAM CORRIDOR
PHASE 1
- PARKS & OPEN SPACE

 MORRISON MAIERLE, Inc. <small>an American-Corred Company</small>		<small>DESIGNED ENGINEERED PLANNED SINCE 1946</small>	PRONGHORN MEADOWS
PG Box 1115, 901 Technology Blvd., Bozeman, MT 59711 • Phone: (406) 587-0721 Fax: (406) 587-1178			
CLIENT: _____		PLOTTED DATE: Mar/24/2005 - 01:12:23 pm	
FIELD WORK: _____	DATE: 02/23/05	DRAWING NAME: _____	
DRAWN BY: MRH	SCALE: NTS	H:\2843\018\ACAD\EXHIBITS\Bx111tyer.dwg	
CHECKED BY: _____	PROJ #: 2843018	SHEET _____ OF _____	PLOTTED BY: mhansen