

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

**LAND**

**Lot #/Address:** Lot 49 **Price:** \$105,000

**Subdivision:** Sportsman's Paradise – Wagon Track

**Town:** Cameron **County:** Madison

**Terms:** Cash; new financing; possible owner financing w/ 25% down, amortized over 15 yrs, due in 15

**Residential**  **Ranch:**  **Pasture:**  **Commercial:**  **Lot Size** \_\_\_\_\_

**Improvements to the Property:** One "mini" hunting cabin and perimeter fencing

<b>Covenants/Restrictions:</b> <u>Yes</u>	<b>Zoning:</b> <u>Residential</u>	<b>Taxes</b> <u>\$65.22</u> Year: <u>2010</u>
<b>Water:</b> <b>Public</b> <input type="checkbox"/> <b>Private</b> <input type="checkbox"/>	<b>Well:</b> <u>Depth:</u> _____ <u>GPM:</u> _____	<b>Live Water:</b> _____
<b>Water Rights:</b> _____	<b>HOA Dues:</b> <u>none</u>	<b>Septic:</b> <b>Public</b> <input type="checkbox"/> <b>Private</b> <input type="checkbox"/>
<b>Power:</b> <u>nearby</u>	<b>Road:</b> <u>dirt</u>	<b>Fenced:</b> <u>perimeter</u>



Great recreational parcel, fully fenced for stock, spectacular views, good access off the highway. Mini hunting cabin – good for storing gear or getting out of the rain. Close to Cliff & Wade Lakes, Hebgen Lake, Quake Lake, the Madison River and thousands of acres of public land. Close to Yellowstone National Park. 55 miles south of Ennis and approx. 30 miles to West Yellowstone.

**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 #: 9960 SW MT MLS #: 178240 **Owner:** Diederichs

**Legal Description:** Sportsman's Paradise – Wagon Track, Lot 49 in Sec. 27, T12S, R02E in S2SE4SE4

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

**Office:** Arrow Real Estate **Phone:** 406-682-4290 **Date Listed:** 6/25/11

**Agent:** Toni Bowen **Phone:** 570-9233 **Expiration :** 6/25/12

**COMMISSION SPILT - Selling Office:** 4%

SPORTSMAN'S PARADISE – WAGON TRACK RANCH

