



Landmark
ARROW

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LAND

*PROPERTY INFORMATION for the MADISON VALLEY,
including ENNIS, MCALLISTER, CAMERON, NORRIS, PONY and HARRISON, MT*

Lot #/Address: Lot 325-3, 9 View Road **Price:** \$74,500
Subdivision: Virginia City Ranches II, Mountain View Minor Subdivision
Town: Ennis **Zip Code:** 59729 **County:** Madison
Terms: Cash; New financing; Possible owner financing with at least 25 % down
Residential: **Ranch:** **Commercial:** **Lot Size:** 5.187 Acres
Improvements to the Property: _____ **Public Land:** No
Covenants/Restrictions: Yes **Zoning:** Commercial/Residential **Taxes :** \$170.02 Year:2017
Water: **Public** **Private** **Well:** Depth: GPM: **Live Water:** No
Water/Mineral Rights: _____ **HOA dues:** _____ **Sewage:** **Public** **Private**
Power: Avail. **Phone:** Avail. **Road:** Gravel **Fenced:** Partial

COMMERCIAL LOT ON VIRGINIA CITY HILL

- High visibility and high traffic on MT Highway 287
- 3 miles Southwest of Ennis
- Could be used for
 - your business or live & work together
- Highway access
- Great Views
- Minimal covenants



NOTE: All information contained herein is gathered from a variety of sources deemed reliable, however, is not guaranteed or verified by the seller, ERA Landmark Arrow, or any of its associates. We urge independent verification of each and every item submitted to the satisfaction of a prospective purchaser.

SW MT MLS #: 189098 **Seller:** Sammons **Date Listed:** 2/26/13
Virtual Tour Link <http://www.itourmedia.com/display/index/254165>
Legal Description: Virginia City Ranches III, Mountain View Sub., Tract 325-3, 9 View Road, in Sec.13, T06S, R02W, C.O.S. 4/336
Google Earth Coordinates: 45.3491287°, -111.7311019° **Elevation:** 5,334'
Listing Agent: Toni Bowen **Cell:** 406-570-9233 **Email:** toni@eralandmark.com

