



219 E. MAIN STREET,
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LAND

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

Lot #/Address: Lot A8 **Price:** \$89,900
Subdivision: Sportsman's Paradise #5
Town: Cameron **Zip Code:** 59720 **County:** Madison
Terms: Cash; New financing
Residential: **Ranch:** **Commercial:** **Lot Size:** 20.132 Acres
Improvements to the Property: Well, no pump **Public Land:** No
Covenants/Restrictions: Yes **Zoning:** Residential **Taxes :** \$40.48 **Year:** 2018
Water: **Public** **Private** **Well:** Depth: GPM: 25 **Live Water:** Seasonal Creek
Water/Mineral Rights: No **HOA dues:** None **Sewage:** **Public** **Private**
Power At Road **Phone:** Avail. **Road:** Gravel **Fenced:** None



- Lot is located right of Highway 87, less than 2 miles south of Reynolds Pass Bridge, At Highway 287 & 87.
- Power and phone close
- Great Views
- Mile Creek runs through the property but has water seasonally
- Lot borders a dry lake bed to the east
- Close to the Madison River, Cliff & Wade Lakes, Quake Lake and Hebgen Lake.
- National Forest trailhead at Sheep Creek just a few miles away
- A very civilized location in a very recreational area

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 #: 192948 **Seller:** Mol **Date Listed:** 8/5/13

Virtual Tour Link <http://videos.era.com/lot-a8-lot-a8-sportsmans-paradise-5-cameron-mt-59720/MLS-192948>

Legal Description: Sportsman's Paradise #5, Parcel A8 in Sec. 10, T12 S, R02 E, C.O.S. 7/480A

Google Earth Coordinates: 44.80727936°, -111.4764312° **Elevation:** 6,317'

Listing Agent: Don Bowen **Cell:** 406-581-2991 **Email:** don@erlandmark.com

RAYNOLDS PASS AREA

SPORTSMAN'S PARADISE

NATIONAL FOREST

CONTINENTAL DIVIDE RANCH

HENRY MOUNTAINS

US Highway - 207 to Willowstone Park

WALK EASEMENT FOR FISHING

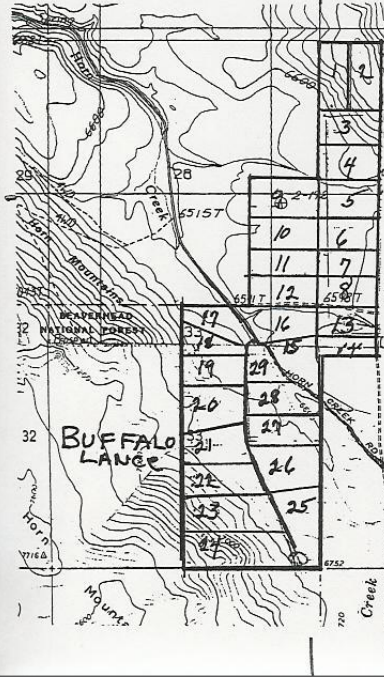
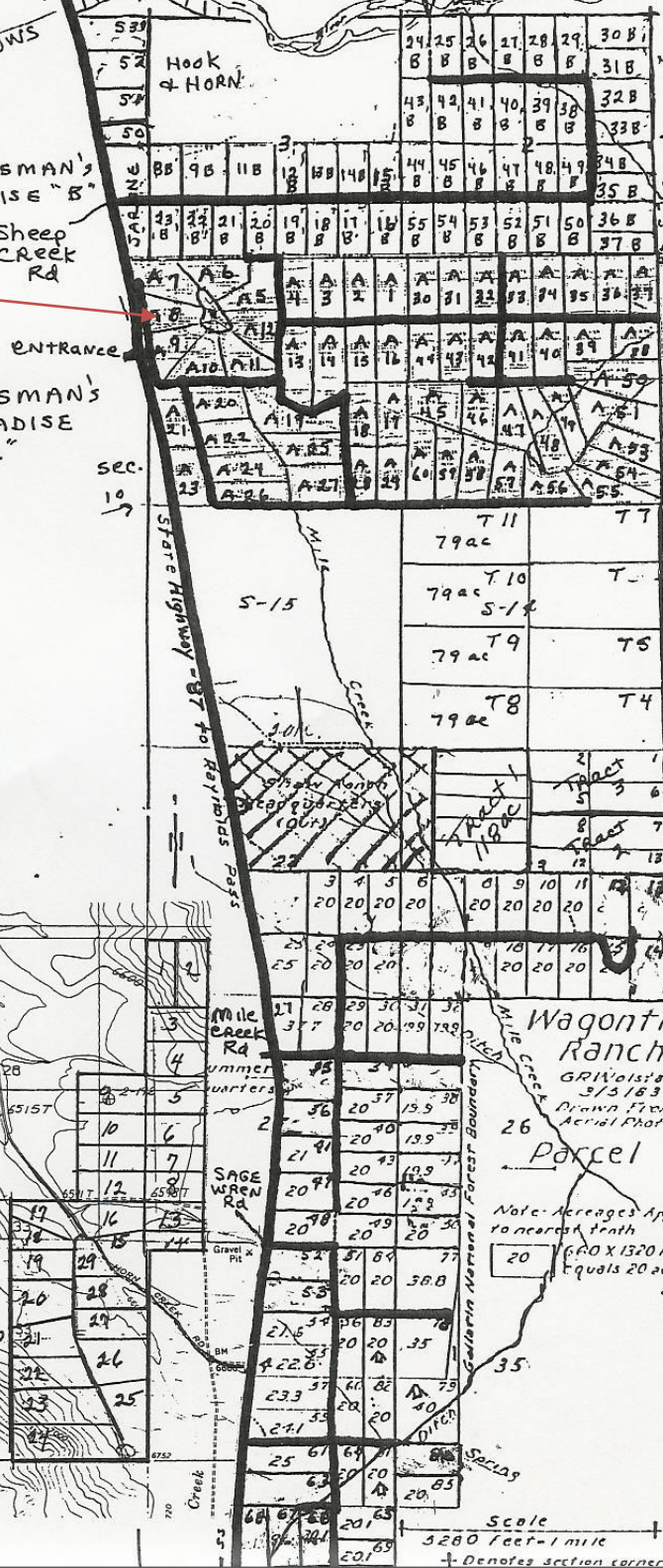
MADISON MEADOWS

SPORTSMAN'S PARADISE "B"

SPORTSMAN'S PARADISE "A"

BUFFALO LANCER

Lot A8



Scale 3280 feet = 1 mile
+ Denotes section corner