



219 E. MAIN STREET,  
P.O. Box 546, ENNIS MT 59729  
[www.arrowreal.com](http://www.arrowreal.com)  
[arrow@erlandmark.com](mailto:arrow@erlandmark.com)  
(406) 682-4290

LAND

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

**Lot #/Address:** Lot A 54 **Price:** \$245,000

**Subdivision:** Sportsman's Paradise

**Town:** Cameron **Zip Code:** 59720 **County:** Madison

**Terms:** Cash; New financing; Possible owner financing

**Residential:**  **Ranch:**  **Commercial:**  **Lot Size:** 20.1 Acres

**Improvements to the Property:** None **Public Land:** Yes

**Covenants/Restrictions:** Yes **Zoning:** Residential **Taxes :** \$40.21 Year 2018

**Water:** **Public**  **Private**  **Well:** Depth: GPM: **Live Water:** Seasonal Ditch

**Water/Mineral Rights:** HOA dues: None **Sewage:** **Public**  **Private**

**Power:** Avail. **Phone:** Avail **Road:** Not Developed **Fenced:** \_\_\_\_\_



Recreational property in the southern end of the Madison Valley with easy access to the Sheep Creek Canyon Area. Close to Yellowstone National Park, Quake, Hebgen, Cliff & Wade Lakes and the Madison River. Sheep Creek ditch runs through the lot. It adjoins Lot A55, also for sale for \$217,000, which would give you a total of 40 acres with end-of-the-road privacy, spectacular views near great hunting, fishing, snowmobiling, hiking, trail riding, etc. Build your cabin off-the-grid and get away from it all! *Seasonal access except by snow mobile in winter months.*

**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.

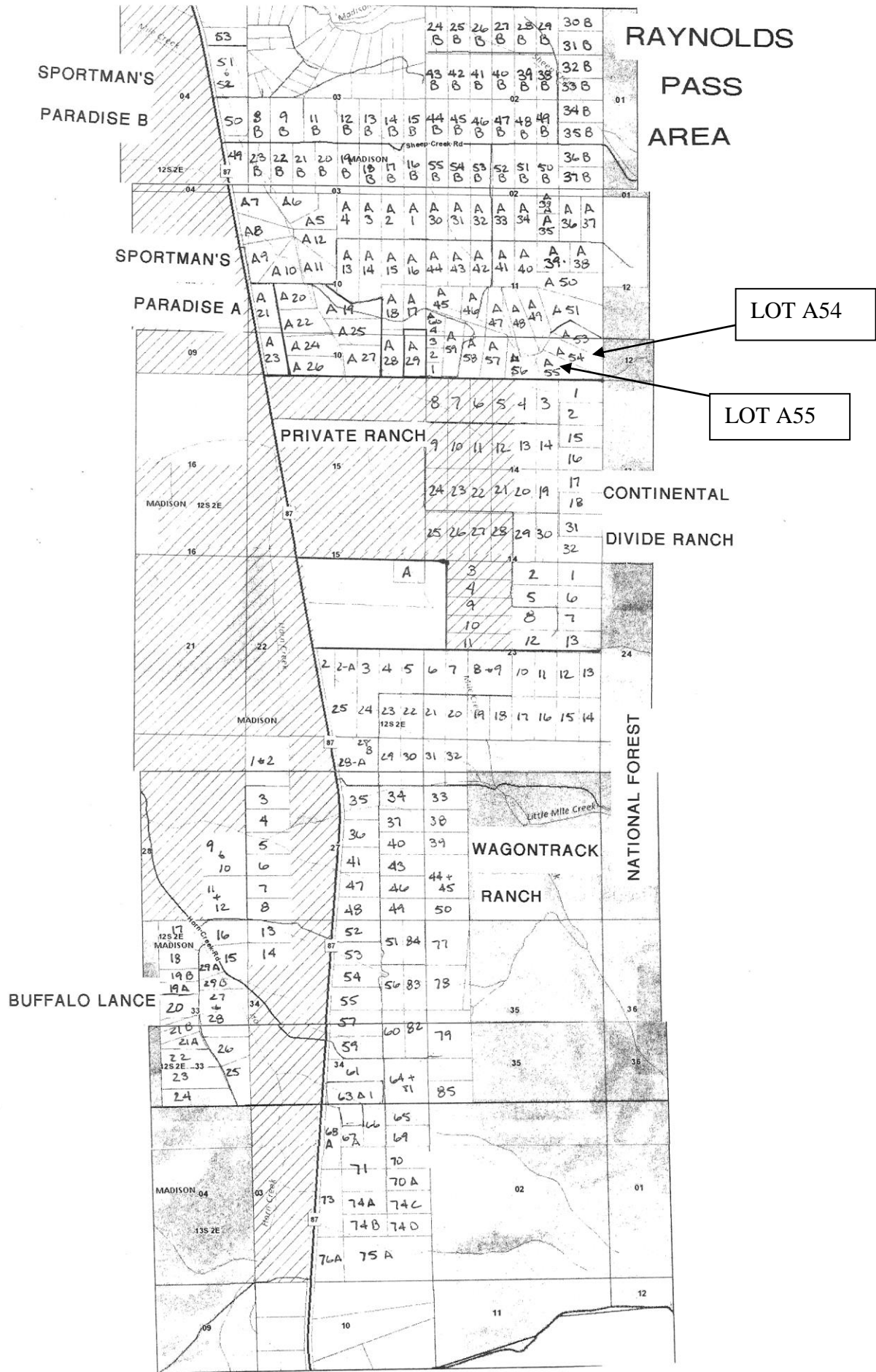
**SW MT MLS #:** 198924 **Seller:** Hill **Date Listed:** 6/2/14

**Virtual Tour Link** \_\_\_\_\_

**Legal Description:** Sportsman's Paradise #6, Parcel A54 in Sec. 11, T12 S, R02 E, C.O.S. 7/481A

**Google Earth Coordinates:** 44.798401°, -111.439244° **Elevation:** 6,557'

**Listing Agent:** Teena Lawson **Cell:** 406-539-7254 **Email:** [teena@erlandmark.com](mailto:teena@erlandmark.com)



LOT A54

LOT A55