



**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 1, Duke Drive **Price:** \$42,500

**Subdivision:** Hollowtop Vista Heights Subdivision

**Town:** Harrison **Zip Code:** 59729 **County:** Madison

**Terms:** Cash; New financing; possible owner financing w/ 25% down, 6% interest, amortized over 15years, 5 year balloon

**Residential:**  **Ranch:**  **Commercial:**  **Lot Size:** 1.608 acres

**Improvements to the Property:** None **Public Land:** No

**Covenants/Restrictions:** Yes **Zoning:** Residential **Taxes :** \$169.08 **Year:** 2017

**Water:** **Public**  **Private**  **Well:** Depth: GPM: **Live Water:** None

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

**Power:** To lot **Phone:** To lot **Road:** Gravel **Fenced:** Partial



- This lot, borders common area on the south side, farmland on the east side and west side.
- Closest lot to the highway for great year-round access
- Excellent views in all directions with the Tobacco Root Mountains to the west.
- Less than an hour to Bozeman and just one mile south of Harrison, a small ranching community with good schools.
- 5 miles to Harrison Lake
- 9 Miles to Pony and Nationals Forest access for wonderful recreational opportunities

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.

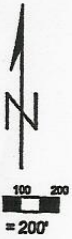
**SW MT MLS #:** 198930 **Seller:** Hill **Date Listed:** 6/2/14

**Virtual Tour Link** <http://www.itourmedia.com/display/index/254131>

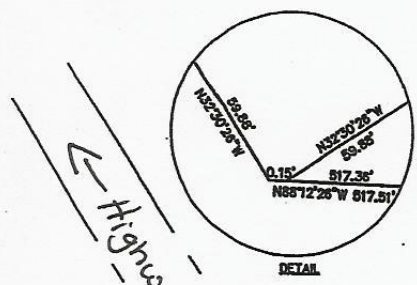
**Legal Description:** Hollowtop Vista Heights Subdivision, Lot 1, in Sec. 6, T02 S, R01 W

**Google Earth Coordinates:** 45.685848°, -111.774283° **Elevation:** 5,036'

**Listing Agent:** Toni Bowen **Cell:** 406-570-9233 **Email:** [toni@eralandmark.com](mailto:toni@eralandmark.com)



$L=106.20'$   
 $CB=117.53'$   
 $\Delta=34^{\circ}45'42''$   
 $R=119.95'$   
 $L=72.73'$   
 $CB=71.88'$   
 $CB=N16^{\circ}25'15''E$



← Highway 287 →

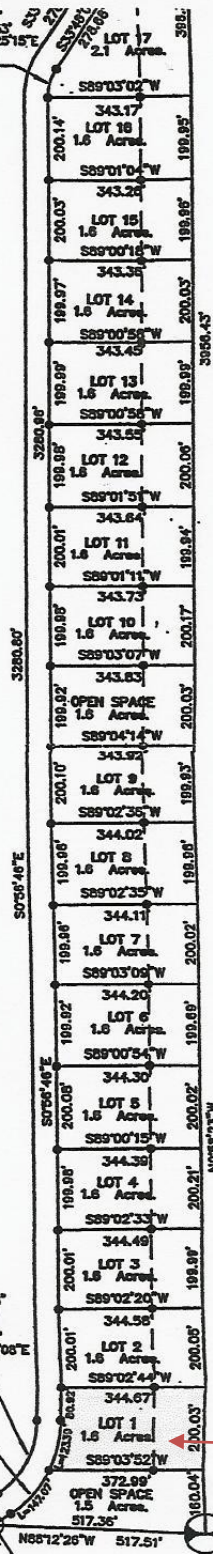
$\Delta=58^{\circ}17'45''$   
 $R=205.63'$   
 $L=209.49'$   
 $CB=200.57'$   
 $CB=N22^{\circ}12'08''E$

$\Delta=56^{\circ}16'46''$   
 $R=285.97'$   
 $L=270.46'$   
 $CB=204.95'$   
 $CB=N22^{\circ}14'16''E$

$S57^{\circ}16'10''W$   
 $53.94'$   
 $S57^{\circ}16'10''W$   
 $53.71'$

$N32^{\circ}30'26''W$   
 $59.88'$

$N65^{\circ}12'26''W$  517.51'



Lot 1