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LAND

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

Lot #/Address: Lot 24 Price: \$105,000  
 Subdivision: Sphinx Mountain  
 Town: Cameron Zip Code: 59720 County: Madison  
 Terms: Cash; New financing; Owner financing possible  
 Residential:  Ranch:  Commercial:  Lot Size: 25.3 Acres  
 Improvements to the Property: None Public Land: No  
 Covenants/Restrictions: Yes Zoning: Residential Taxes: \$50.68 Year: 2018  
 Water: Public  Private  Well: Depth: GPM: Live Water:  
 Water/Mineral Rights: HOA dues: None Sewage: Public  Private   
 Power: Avail. Phone: Avail. Road: Gravel Fenced: None



- This lot is on the edge of the high bench with spectacular 360° views of the valley, the Madison River, the Madison Range, and the Gravelly Range, plus all the way to Idaho!
- Property owners have easy access to the river through a strip of BLM land
- Power and Phone are available, but it is a great place to go “off the grid” and build your solar fishing/hunting cabin.

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 #: 203667 Seller: Guilbert Date Listed: 3/1/2015  
 Virtual Tour Link <http://videos.era.com/listing/FLYJWT>  
 Legal Description: Sphinx Mountain Tracts, Lot 24 in Sec. 11, T08 S, R01 W  
 Google Earth Coordinates: 45.155722°, -111.690725° Elevation: 5,489'  
 Listing Agent: Toni Bowen Cell: 406-581-2991 Email: [toni@erlandmark.com](mailto:toni@erlandmark.com)

# SPHINX MOUNTAIN

Cameron, Montana

