



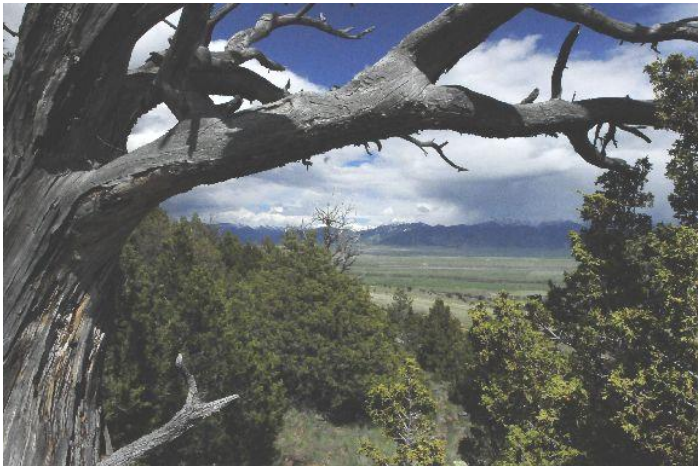
Landmark
ARROW

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LAND

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

Lot #/Address: Lot 136, Pinecone Trail North **Price:** \$69,000
Subdivision: Shining Mountains I SM HOA: <http://www.smoamt.org/home.html>
Town: Ennis **Zip Code:** 59729 **County:** Madison
Terms: Cash; New financing
Residential: **Ranch:** **Commercial:** **Lot Size:** 9.398 acres
Improvements to the Property: **Public Land:**
Covenants/Restrictions: yes **Zoning:** residential **Taxes:** \$217.30 Year:2018
Water: Public Private **Well:** Depth: GPM: **Live Water:**
Water/Mineral Rights: HOA dues: **Sewage:** Public Private
Power: Available **Phone:** Available **Road:** gravel **Fenced:**



- Nearly 10 acres of remote beauty
- In NW corner of Shining Mountains I
- Elevated lot with spectacular views
- A great spot to build your private cabin
- Property owners have exclusive access to stocked mountain lakes, “Haypress Lakes” in Shining Mountains III – behind a locked gate.
- Shining Mountains HOA imposes a \$2500 impact fee upon construction

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 #: 323886 **Owner:** Lambert **Date Listed:** 7/16/18
Virtual Tour Link <http://www.itourmedia.com/display/index/702328>
Legal Description: Shining Mountains I, Lot 136 in Sec. 11, T07 S, R02 W, Plat 4/41
Google Earth Coordinates: 45.245806°, -111.815822° **Elevation:** 6,101’
Listing Agent: Toni Bowen **Cell:** 406-570-9233 **Email:** toni@erlandmark.com

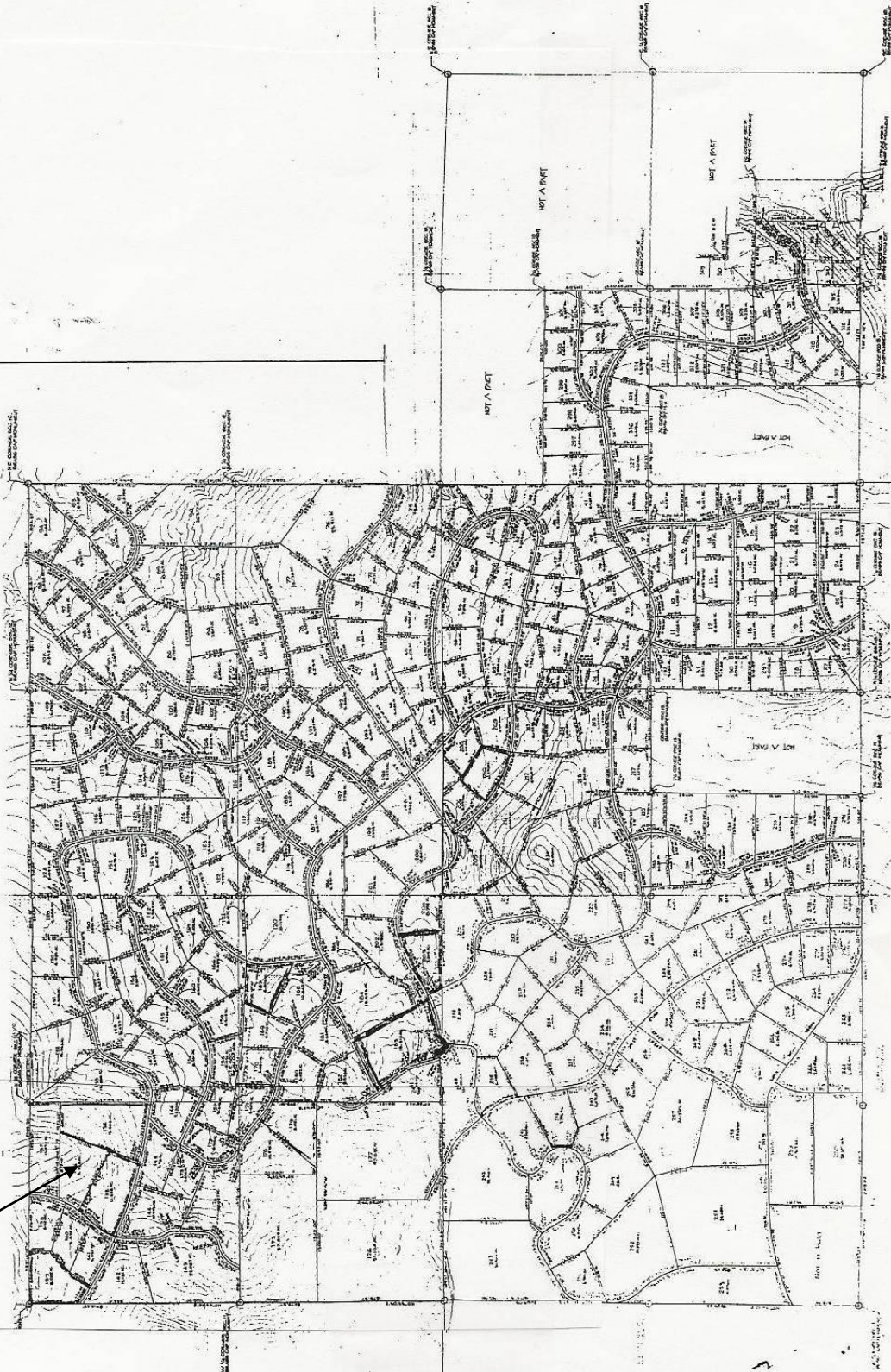
A PORTION OF
THE SHINING MOUNTAINS
 A SUBDIVISION

SITUATED IN SEC. 11/2, THE N 1/2, W/2 SW 1/4, SE 1/4 OF SEC. 13
 & SEC. 14, T7S, R2W; THE S/2 NW 1/4, E/2 SW 1/4, SW 1/4 S&A
 OF SEC. 18, T7S, R1W, P.M., MADISON COUNTY, MONTANA

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Lot 136



TOPOGRAPHIC SURVEY - MADISON CO. MONTANA