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LAND

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

Lot #/Address: Lot 56, Madison Trail **Price:** \$89,750

Subdivision: Madison River Ranches

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

Terms: Cash; New financing

Residential: **Ranch:** **Commercial:** **Lot Size:** 20 Acres

Improvements to the Property: _____ **Public Land:** _____

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

Water: **Public** **Private** **Well:** Depth: GPM: **Live Water:** _____

Water/Mineral Rights: _____ **HOA dues:** \$150.00/yr **Sewage:** **Public** **Private**

Power: Available **Phone:** Available **Road:** Gravel **Fenced:** None

- Breathtaking views of the mountains, valley & river.
- Good access right off main road into the subdivision.
- Lot starts at the upper road and goes down to a lower road.
- Gives you different options for building sites.
- Power along the road.
- Close to \$3 Bridge fishing access, Cliff & Wade Lakes, Quake Lake, Hebgen Lake and Yellowstone Park.
- Locked gates to subdivision provide a higher level of security for these seasonal properties.
- Owners have exclusive use of a 55 acre common area along the Madison River.



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 #: 211529 **DATE LISTED:** 2/29/2016 **SELLER:** Allen

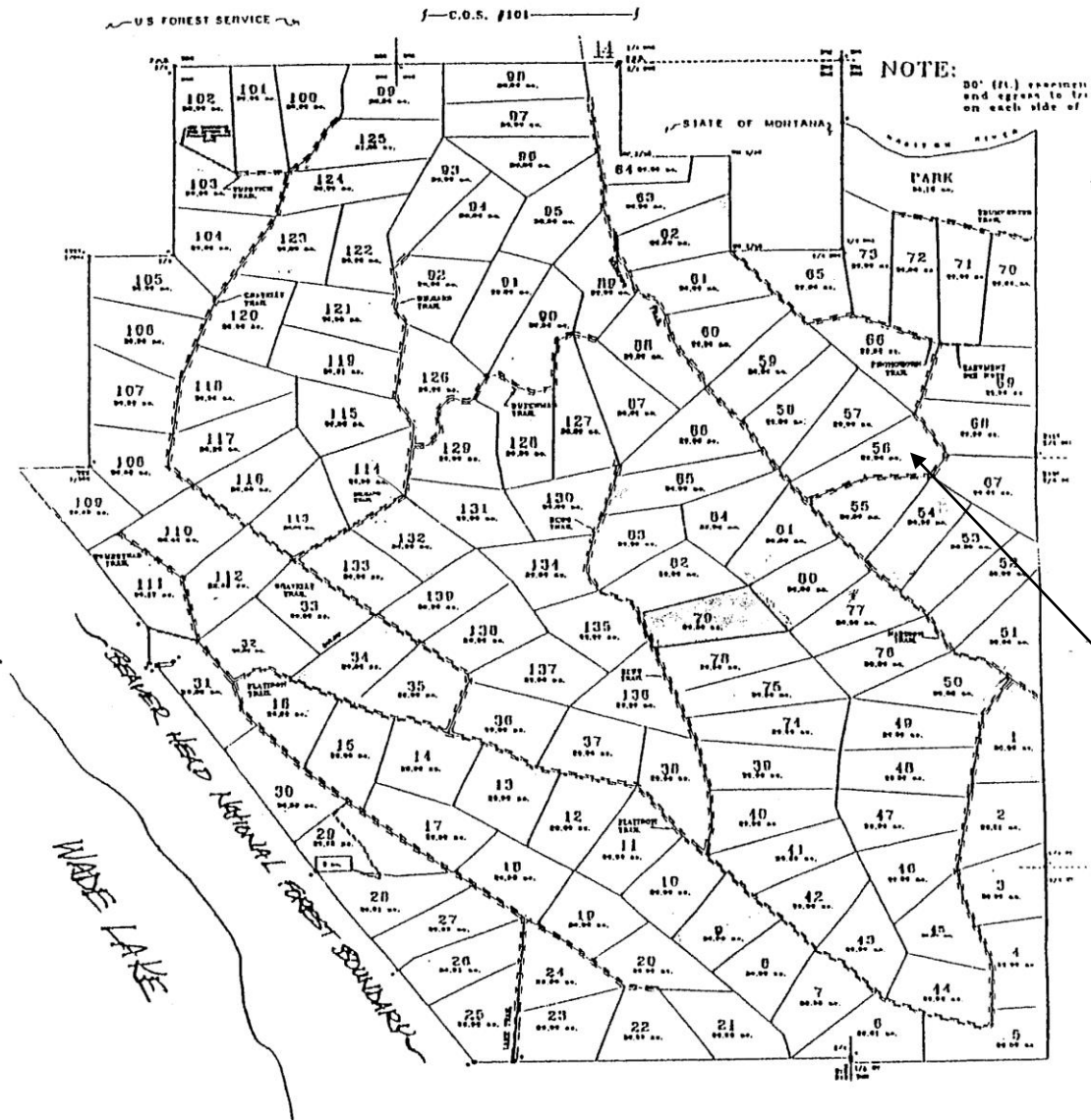
Virtual Tour Link <http://www.itourmedia.com/display/index/254183>

Legal Description: Madison River Ranches #1 Parcel 56, Sec 31, T11 S, R02 E, C.O.S. 7/859A

Google Earth Coordinates: Lat 44.824819 ° Lon -111.535954 ° **Elevation:** 6,222'

Listing Agent: Bowens **Cell:** 406-570-9233 Toni **Email:** toni@erlandmark.com
406 581-2991 Don arrow@3rivers.net

Madison River Ranch



Lot 56