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LAND

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

**Lot #/Address:** Lot 50 **Price:** \$85,000

**Subdivision:** Madison River Ranches

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

**Terms:** Cash; New financing

**Residential:**  **Ranch:**  **Commercial:**  **Lot Size:** 20.00 Acres

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

**Covenants/Restrictions:** Yes **Zoning:** Residential **Taxes :** \$40.67 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:** None

- Great view lot near the locked main security gate.
- Power along the road..
- Good covenants to protect property values.
- Owners have exclusive use of a 55-acre common area along the Madison River.
- Near Cliff & Wade Lakes, Quake Lake & Hebgen Lake.
- A true Sportsman’s paradise, Madison River Ranch has trails into the National Forest.
- Access by snowmobile for most of the winter.
- Go to [www.madisonriverranch.org](http://www.madisonriverranch.org) for more info.



**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 #:** 211768 **DATE LISTED:** 3/10/2016 **SELLER:** Wright

**Virtual Tour Link** <http://videos.era.com/listing/V6KCM2>

**Legal Description:** Madison River Ranches #1, Parcel 50 in Sec 06, T12 S, R02 E, C.O.S. 7/859A

**Google Earth Coordinates:** Lat 44. 816347° Lon -111.532255 ° **Elevation:** 6,272’

**Listing Agent:** Bowens **Cell:** 406-570-9233 Toni **Email:** [toni@eralandmark.com](mailto:toni@eralandmark.com)  
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# Madison River Ranch

