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LAND

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

Lot #/Address: Lot 15, Moonwater Lane Price: \$239,000  
Subdivision: Madison Meadows  
Town: Cameron Zip Code: 59720 County: Madison  
Terms: Cash; New financing  
Residential:  Ranch:  Commercial:  Lot Size: 0.8450 acre  
Improvements to the Property: Excavation for home Public Land: MT FWP  
Covenants/Restrictions: Yes Zoning: Residential Taxes : \$539.80 Year: 2018  
Water: Public  Private  Well: Depth: \_\_\_\_\_ GPM: \_\_\_\_\_ Live Water: River  
Water/Mineral Rights: \_\_\_\_\_ HOA dues: \_\_\_\_\_ Sewage: Public  Private   
Power: To lot Phone: To lot Road: Gravel Fenced: No

- The perfect spot to build your dream cabin on the Madison River.
- The lot has been excavated for a home.
- Architectural drawings, geotechnical report, storm water permit and waste water report are all completed at a cost of over \$75,000 and are included with this sale.
- This is currently the least expensive lot for sale on the 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 #: 212874 DATE LISTED: 4/23/2016 SELLER: Hollenbaugh  
Virtual Tour Link <http://videos.era.com//listing/VSMZLJ>  
Legal Description: Madison Meadows Subdivision, Sec. 34, T11 S, R02 E, Lot 15, Plat 4/5  
Google Earth Coordinates: Lat 44.826012 ° Lon -111.474282 ° Elevation: 6,161''  
Listing Agent: Toni Bowen Cell: 406-570-9233 Toni Email: [toni@erlandmark.com](mailto:toni@erlandmark.com)  
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