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LAND

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

Lot #/Address: Lot 321 **Price:** \$39,900

Subdivision: Shining Mountains I

Town: Ennis **Zip Code:** 59729 **County:** Madison

Terms: Cash; New financing

Residential: **Ranch:** **Commercial:** **Lot Size:** 5.02

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

Covenants/Restrictions: yes **Zoning:** residential **Taxes :** \$170.20 Year:2018

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

Water/Mineral Rights: _____ **HOA dues:** \$100/yr **Sewage:** **Public** **Private**

Power: At road **Phone:** At road **Road:** gravel **Fenced:** partial



- Great view lot with power and phone at the road and good year around access. Partially fenced.
- Property owners in Shining Mountains have exclusive access behind a locked gate to stocked mountain lakes.
- Shining Mountains HOA requires a \$2,500 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 #: 218805 **Seller:** Miller **Date Listed:** 2/27/17

Virtual Tour Link <http://videos.era.com//listing/2Y5S24>

Legal Description: Shining Mountains I, Lot 321 in Sec. 18, T07 S, R01 W, 5.02 acres, Plat 4/41

Google Earth Coordinates: 45.223255°, -111.775976° **Elevation:** 5,517'

Listing Agent: Ron Gay **Cell:** 406-596-5000 **Email:** rongay@eralandmark.com

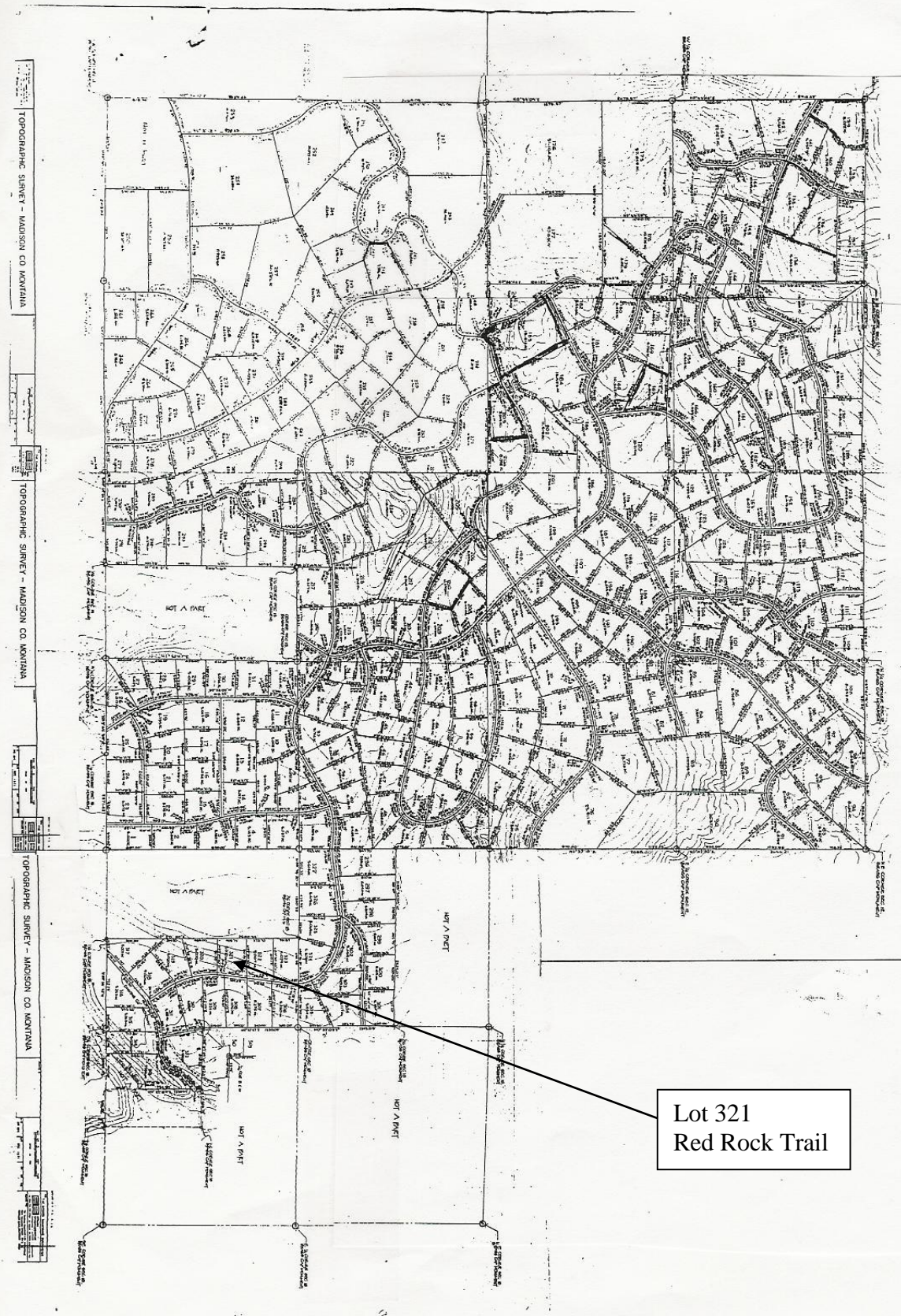
A PORTION OF
THE SHING MOUNTAINS
A SUBDIVISION

SITUATED IN SEC. 11, 12, THE N 1/2, W 1/2 SW 1/4, SE 1/4 OF SEC. 13
& SEC. 14, T 7 S, R 2 W, THE S 1/2 NW 1/4, E 1/2 SW 1/4, SW 1/4 SE 1/4
OF SEC. 18, T 7 S, R 1 W, P 1 M, MADISON COUNTY MONTANA

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I



Lot 321
Red Rock Trail

TOPOGRAPHIC SURVEY - MADISON CO. MONTANA