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LAND

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

Lot #/Address: Lot 27 Price: \$249,500
Subdivision: Madison River Ranches
Town: Cameron Zip Code: 59720 County: Madison
Terms: Cash; New financing
Residential: Ranch: Commercial: Lot Size: 20.02
Improvements to the Property: none Public Land: Yes - NFS
Covenants/Restrictions: Yes Zoning: residential Taxes: \$78.75 Year: 2018
Water: Public Private Well: Depth: _____ GPM: _____ Live Water: _____
Water/Mineral Rights: _____ HOA dues: 200 Sewage: Public Private
Power: At road Phone: At road Road: gravel Fenced: _____

- The only lot in MRR currently for sale along the upper ridge
- Borders National Forest Service land
- Overlooks Wade Lake
- Trees along the ridge
- Power along the road
- Great location near the back gate, closer to Cliff and Wade Lakes and access t the Nat. Forest
- Property owners have access to 50-acre common area along the Madison River with great fishing access below \$3 Bridge

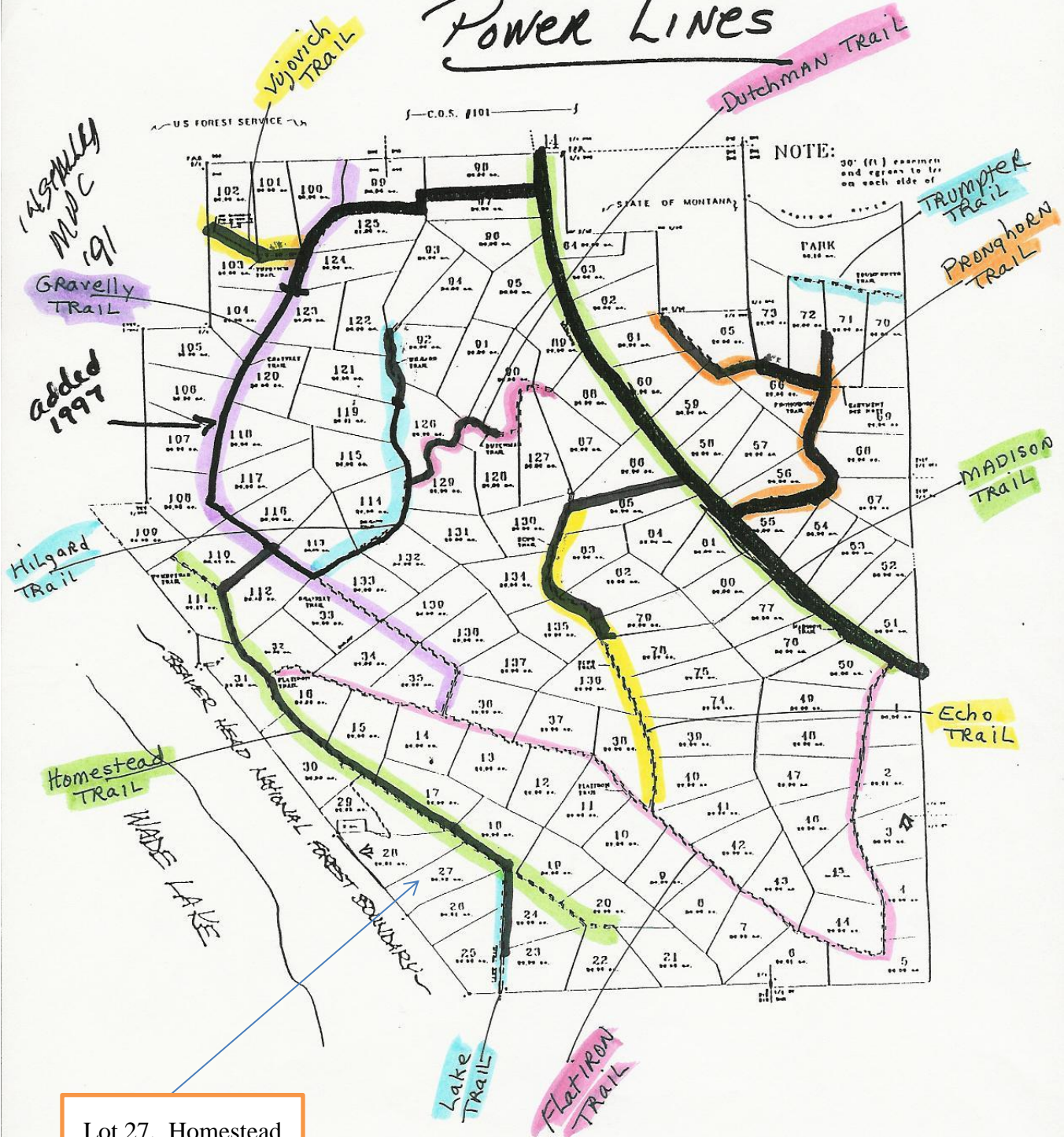


NOTE: All information contained herein is gathered from a variety of sources deemed reliable, however, is not guaranteed or verified by the seller, ERA Landmark Arrow, or any of its associates. We urge independent verification of each and every item submitted to the satisfaction of a prospective purchaser.

SW MT MLS #: 218977 DATE LISTED: 3/3/17 SELLER: Twomey
Virtual Tour Link <http://videos.era.com/lot-27-madison-river-ranches-cameron-mt-59720/MLS-21897>
Legal Description: Madison River Ranches #1, Parcel 27, S12, T12 S, R01 E, COS 7/859A
Google Earth Coordinates: Lat 44.808080° Lon -111.555248° Elevation: 6,617"
Listing Agent: Bowens, Toni & Don Cell: 406-570-9233 Toni Email: toni@erlandmark.com
& Don 406 581-2991 Don arrow@3rivers.net

Madison River Ranch

Power Lines



Lot 27, Homestead Trail, Madison River Ranches