



Landmark
ARROW

219 E. MAIN STREET,
P.O. Box 546, ENNIS MT 59729
www.arrowreal.com
arrow@erlandmark.com
(406) 682-4290

LAND

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

Lot #/Address: Lot 238, Antler Trail **Price:** \$59,000

Subdivision: Shining Mountains I **HOA Website:** <http://www.smoamt.org/home.html>

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

Terms: Cash, new financing

Residential: **Ranch:** **Commercial:** **Lot Size:** 9.195 acres

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

Covenants/Restrictions: yes **Zoning:** Residential **Taxes :** \$215.64 2018

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

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

Power: To next lot **Phone:** _____ **Road:** gravel **Fenced:** no



- **Extra-large lot near the Axolotl Lakes Road, in less developed area of the subdivision**
- **Build your house on the ridge for fabulous views**
- **Build a barn below on nice, open space**
- **Power one lot away**
- **Property owners have exclusive access to private, stocked lakes and access to National Forest and BLM land for great hunting**
- **Shining Mountains charges a \$2,500 impact fee for new 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 #: 220664 **DATE LISTED:** 5/15/17 **SELLER:** Golobic

Virtual Tour Link <http://www.itourmedia.com/display/index/377223>

Legal Description: Shining Mountains I, Lot 238, Sec 14, T07 S, R02 W, 9.195 acres, Plat 4/41

Google Earth Coordinates: Lat. 45.229795° Lon. -111.810807° **Elevation:** 5,889'

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

THE SHINING MOUNTAINS I

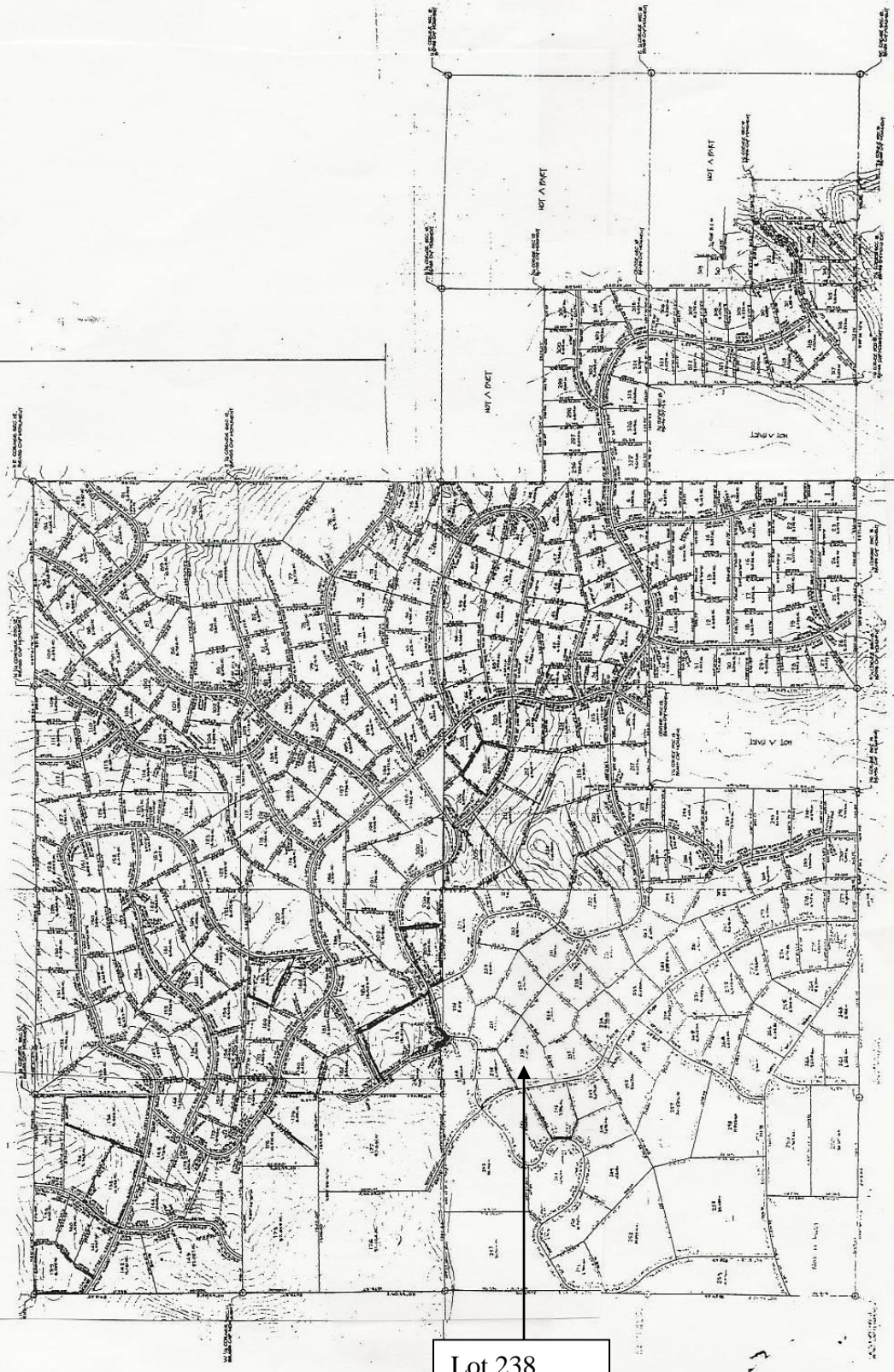
A PORTION OF
A SUBDIVISION

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

THE SHINING MOUNTAINS

A PORTION OF
A SUBDIVISION

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



Lot 238
Antler Trail

TOPOGRAPHIC SURVEY - MADISON CO. MONTANA