



Landmark
ARROW

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LAND

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

Lot #/Address: Lot 11, Slide Rock Road **Price:** \$87,900

Subdivision: Sportsman's Paradise, Wagon Track

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

Terms: Cash; New financing

Residential: **Ranch:** **Commercial:** **Lot Size:** 20 Acres

Improvements to the Property: None **Public Land:** _____

Covenants/Restrictions: Yes **Zoning:** Residential **Taxes :** \$40.21 Year:2018

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

Water/Mineral Rights: _____ **HOA dues:** _____ **Sewage:** **Public** **Private**

Power: Available **Phone:** To Lot **Road:** Gravel **Fenced:** No

- Great recreational property near the National Forest at Mile Creek Trail head.
- Abundant wildlife and lots of opportunity for hunting and hiking.
- Close to Cliff and Wade Lakes, the Madison River and Quake Lake.
- Approximately 30 minutes to Yellowstone Park.
- Seasonal access. Power is less than two miles away.
- Perfect place to build your solar cabin and enjoy nature at its finest! This lot has phone and a well was drilled. No records.
- Adjoining Lot 12 and Lot 13 (which borders National Forest) are available from the same owner.
- All corners are pinned.
- Own all 3 for \$365,000 and have it all!



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 #: 300200 **DATE LISTED:** 6/5/17 **SELLER:** Pierce

Virtual Tour Link <http://www.itourmedia.com/display/index/388704>

Legal Description: Sportsman's Paradise – Wagon Track, Lot 11, Sec 23, T12 S, R02 E, E2NW4SE4

Google Earth Coordinates: Lat 44.772154 ° Lon -111.444363 ° **Elevation:** 6,805'

Listing Agent: Bowens **Cell:** 406-570-9233 Toni **Email:** toni@erlandmark.com
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