



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 8, Arrowhead Court Price: \$119,000
Subdivision: Indian Ridge
Town: Ennis Zip Code: 59729 County: Madison
Terms: Cash; New financing
Residential: Ranch: Commercial: Lot Size: 1.5 Acres
Improvements to the Property: _____ Public Land: _____
Covenants/Restrictions: Yes Zoning: Residential Taxes: \$487.16 Year: 2018
Water: Public Private Well: Depth: _____ GPM: _____ Live Water: _____
Water/Mineral Rights: _____ HOA dues: _____ Sewage: Public Private
Power: To Lot Phone: To Lot Road: Paved Fenced: _____

- **THE BEST LOT in Indian Ridge! This lot has the best views and the most privacy.**
- **Spectacular views overlooking the golf course, town, valley and mountains.**
- **This small subdivision has power, phone, and paved roads.**
- **Indian Ridge has excellent protective covenants.**
- **Close to town, feels like you are in the country.**



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 #: 300833 DATE LISTED: 6/28/17 SELLER: Moilanen

Virtual Tour Link <https://www.itourmedia.com/display/index/401861>

Legal Description: Indian Ridge Subdivision, S32, T05 S, R01 W, Lot 8, Acres 1.5 & Interest in Open Space, Plat 4/586

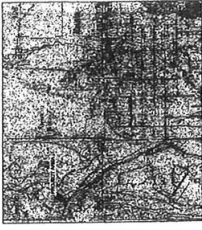
Google Earth Coordinates: Lat 45.350552 ° Lon -111.749162 ° Elevation: 5,144'

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

PLAT OF INDIAN RIDGE SUBDIVISION

Located in the Southeast Quarter of Section 12, Township 5 South, Range 1 West, Principal Meridian, Madison County, Montana

Purpose of Survey: To create 12 tracts of land
 Commissioned by the Survey to:
 Maloban Family Trust
 Trust No. MT 07729



NEIGHBORHOOD MAP
 NOT TO SCALE

A tract of land, being Certificate of Survey No. 1343 located in the Southeast Quarter of Section 12, Township 5 South, Range 1 West, Principal Meridian, Madison County, Montana.

Said tract contains 31.9 acres more or less, with an excess of 0.3 acre contained within the boundaries of said tract. The total area of the tract is 31.4 acres, subject to all easements, of record or apparent on the ground.

CERTIFICATE OF SURVEYOR

I, **I. J. Anderson**, Professional Land Surveyor, do hereby certify that the foregoing instrument was filed in my office at _____ day of _____, 2007, and recorded in Indian Ridge Subdivision, Madison County, Montana.

DATED this _____ day of _____, 2007

Commissioner

 Commissioner

Commissioner

 Commissioner

CERTIFICATE OF CONSENT
 We, the undersigned, being qualified to be surveyed, do hereby certify that the foregoing instrument was filed in my office at _____ day of _____, 2007, and recorded in Indian Ridge Subdivision, Madison County, Montana.

DATED this _____ day of _____, 2007

_____ day of _____, 2007

 Trustee - Maloban Family Trust

STATE OF MONTANA
 COUNTY OF MADISON
 I, _____, personally appeared the above, and known to me to be the person whose name is subscribed to the foregoing instrument.

Notary Public for the State of Montana

 My Commission Expires _____

CERTIFICATE OF WAIVER
 We, the Maloban Family Trust, the undersigned beneficiary of this subdivision, do hereby waive the benefits of this subdivision, do hereby waive the Districts, local improvement districts, and the benefit of this subdivision, and do hereby certify that we do not wish any right to comment on, protest, or for appeal any assessment to be levied against this subdivision. This waiver shall be binding upon the Maloban Family Trust, its heirs, assigns and purchasers of all lots within this subdivision.

Dated this _____ day of _____, 2007

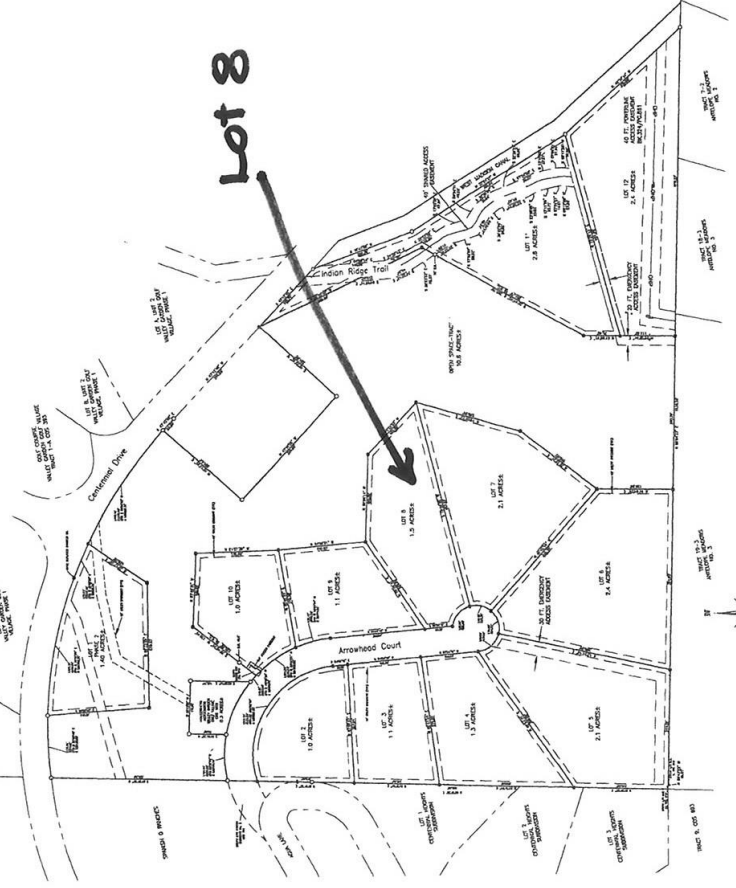
_____ day of _____, 2007

 Trustee - Maloban Family Trust

STATE OF MONTANA
 COUNTY OF MADISON
 I, _____, personally appeared the above, and known to me to be the person whose name is subscribed to the foregoing instrument.

Notary Public for the State of Montana

 My Commission Expires _____



LEGEND

- AC ALUMINUM CAP
- BE BENCH MARK
- ED EASEMENT
- SI 3/4" x 88 WITH AC
- SI 3/4" x 88 WITH AC
- SI 3/4" x 88 WITH AC
- SI 3/4" x 88 WITH AC
- SI 3/4" x 88 WITH AC
- SI 3/4" x 88 WITH AC
- SI 3/4" x 88 WITH AC

Scale of Reading
 1" = 100'



CERTIFICATE OF COUNTY TREASURER
 I, Treasurer of Madison County, Montana, do hereby certify that the accompanying Certificate of Survey has been filed in my office and that the taxes assessed and special assessments assessed and levied on the land have been paid.

DATED this _____ day of _____, 2007

Treasurer of Madison County

CERTIFICATE OF CLERK AND RECORDER
 I, Clerk and Recorder of Madison County, Montana, do hereby certify that the foregoing instrument was filed in my office at _____ day of _____, 2007, and recorded in Indian Ridge Subdivision, Madison County, Montana.

DATED this _____ day of _____, 2007

Clerk and Recorder

CERTIFICATE OF COUNTY COMMISSIONERS
 I, Chairman of the Board of County Commissioners, do hereby certify that the foregoing instrument was filed in my office at _____ day of _____, 2007, and recorded in Indian Ridge Subdivision, Madison County, Montana.

DATED this _____ day of _____, 2007

Chairman

Commissioner

Commissioner

Commissioner
