



**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 13, Slide Rock Road **Price:** \$199,000

**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 bordering the Nat. Forest, near Mile Creek Trail head, in the Henry Mountains.
- Abundant wildlife and lots of opportunity for hunting and hiking.
- Approximately 30 minutes to Yellowstone Park.
- Seasonal access. Power is less than 2 miles away.
- Close to Cliff and Wade Lakes, the Madison River and Quake Lake.
- Perfect place to build your solar cabin and enjoy nature at its finest!
- Adjoining Lot 12 is available from same owner.
- All corners are pinned.
- Buy 12 & 13 for \$295,000.
- Or buy 11, 12, 13 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 #:** 300855 **DATE LISTED:** 6/5/17 **SELLER:** Pierce

**Virtual Tour Link** <http://www.itourmedia.com/display/index/481934>

**Legal Description:** Sportsman's Paradise – Wagon Track, Lot 13, Sec 23, T12 S, R02 E, E2NE4SE4

**Google Earth Coordinates:** Lat 44.773034 ° Lon -111.437347 ° **Elevation:** 7,095'

**Listing Agent:** Bowens **Cell:** 406-570-9233 Toni **Email:** [toni@erlandmark.com](mailto:toni@erlandmark.com)  
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**RAYNOLDS  
PASS  
AREA**

SPORTSMAN'S  
PARADISE B

SPORTSMAN'S  
PARADISE A

PRIVATE RANCH

CONTINENTAL  
DIVIDE RANCH

WAGONTRACK  
RANCH

BUFFALO LANCE

NATIONAL FOREST

Lots 11, 12 &  
13  
Slide Rock Rd

