

MADISON VALLEY, including ENNIS, MCALLISTER, CAMERON, HARRISON, MT

LAND

Lot #/Address: Lot 119 **PRICE:** \$98,000

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

Town: Ennis **County:** Madison

Terms: CASH, NEW FINANCING

Residential: **Ranch:** **Pasture:** **Commercial:** **Lot Size:** 6.503 Acres

Improvements to the Property: _____

Covenants/Restrictions: YES **Zoning:** Residential **Taxes:** \$188.38 **Year:** 2018

Water: **Public** **Private** **Well:** **Depth:** _____ **GPM:** _____ **Live Water:** NO

Water Rights: NO **Mineral Rights:** No **Septic:** **Public** **Private**

Power: at the SE corner **Road:** gravel **Fenced:** _____

Nice lot with great views and phone on the lot. Power is at SE corner of the property. Nice draw on the western boundary. Property owners have exclusive access to Shining Mountains III, behind a locked gate, where they can enjoy stocked mountain lakes, great hunting, hiking, access to National Forest and BLM lands. A great place to build your year-around home or summer cabin. Close to the Madison River and just 8 miles from Ennis.



NOTE: This offering is subject to errors and omissions, prior sale and/or withdrawal from the market, without notice. Information regarding this offering is intended only as general guidelines and

has been provided by sources deemed reliable, but whose accuracy is not guaranteed by the owners, Broker or agents. Any oral or written representations by Seller, Broker or agents regarding age of improvements, size and square footage of parcel or buildings, or location of property lines may not be accurate. Apparent boundary line indicators such as fences, hedges, walls, or other barriers may not represent the true boundary lines. Only a surveyor can determine the actual boundary lines. If any of these issues are important to Buyer's decision to purchase, Buyers are encouraged to conduct an independent investigation prior to purchase of this property and not rely upon any representations made by Seller, Broker or agents, including but not limited to boundaries, structural standards or condition, location, value, future value, income there from or its production.

LISTING: MLS # 305737 **Owner:** Horner

Legal Description: Shining Mountains I, Lot 119, in Section 12, T7S R2W

TYPE OF LISTING – Exclusive Right to Sell: **Exclusive Agency:** **Open:**

Office: ERA Landmark Arrow Real Estate **Phone:** 406-682-4290 **Date Listed:** 9/5/2017

Agent: Don & Toni Bowen **Phone:** 406-581-2991 / 570-9233

A PORTION OF
THE SHING MOUNTAINS
A SUBDIVISION

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

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Lot 119

TOPOGRAPHIC SURVEY - MADISON CO. MONTANA

