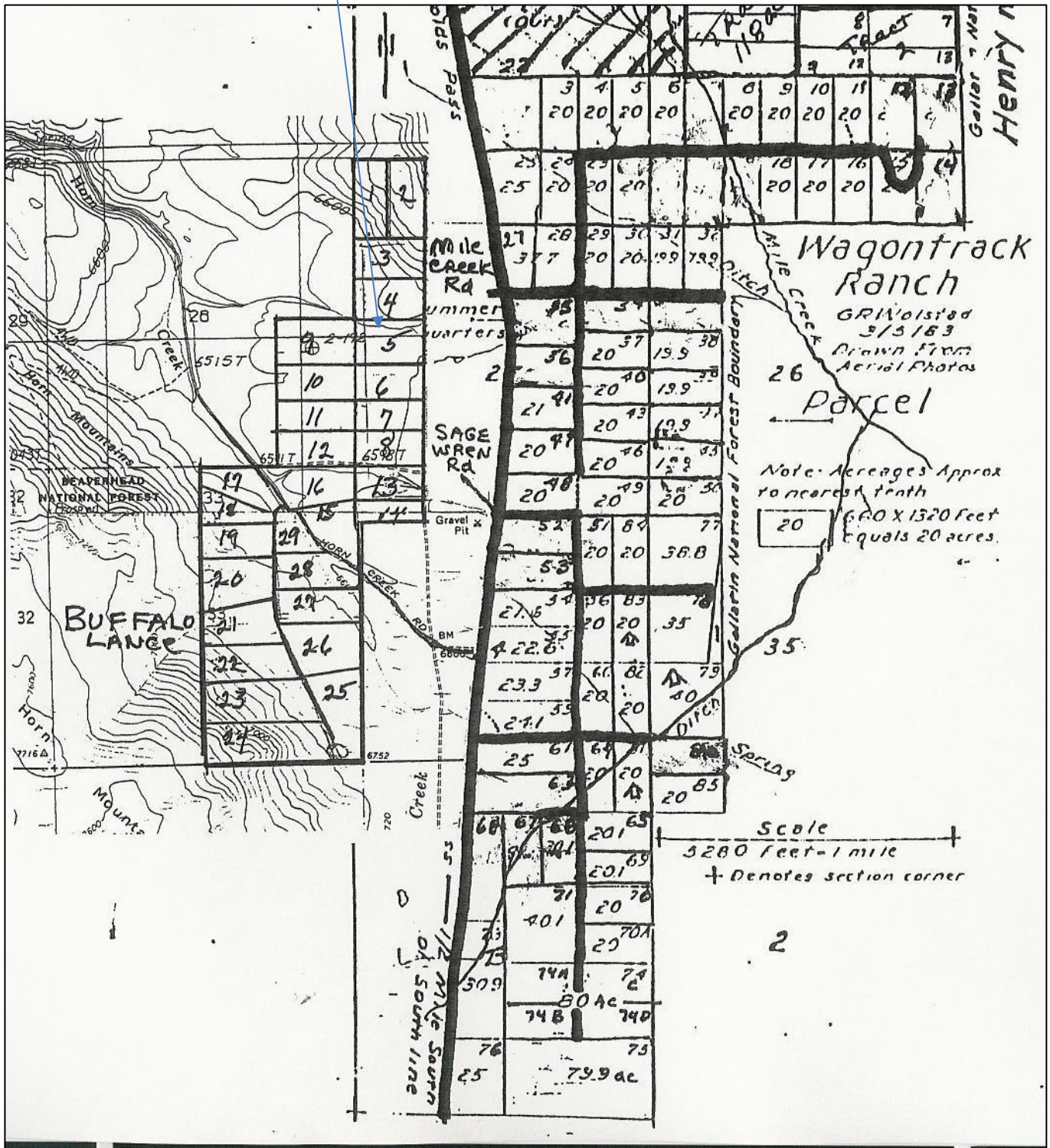


Lot 5





219 E. MAIN STREET,  
P.O. Box 546, ENNIS MT 59729  
[www.arrowreal.com](http://www.arrowreal.com)  
[arrow@erlandmark.com](mailto: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 5, Virginia Meadow Road **Price:** \$ 75,000

**Subdivision:** Buffalo Lance

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

**Terms:** Cash; New financing

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

**Improvements to the Property:** \_\_\_\_\_ **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:** Nearby **Phone:** \_\_\_\_\_ **Road:** Gravel **Fenced:** \_\_\_\_\_



**20 Acres in wide open spaces**, surrounded by mountains and peaceful beauty. 35 miles NW of West Yellowstone. The proximity to Yellowstone Park, a national wildlife refuge, national forests and world-class trout streams, makes this a very special place. It is an excellent area for snowmobiling, trail riding, hiking, hunting and fishing. Close to the Madison River, Cliff & Wade Lakes, Quake Lake, Hebgen Lake and Henry's Lake. Lot 5 is very private, with a ranch under conservation easement to the east, a 40-acre parcel to the west and a steep hill to the north. A large draw with a seasonal ditch runs through the length of

the lot, attracting wildlife and adds interesting topography. Power is available from the adjoining lot.

**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.

**BIG SKY MLS** 308241 **DATE LISTED:** 10/19/2017 **SELLER:** Eickelbeck

**Virtual Tour Link** <http://www.itourmedia.com/display/index/429865>

**Legal Description:** S27, T12 S, R02 E, C.O.S. 7/236, Parcel 5

**Google Earth Coordinates:** Lat 44.757817° Lon -111.474790° **Elevation:** 6,623'

**Listing Agent:** Bowens **Cell:** 406-570-9233 Toni **Email:** [toni@erlandmark.com](mailto:toni@erlandmark.com)  
406 581-2991 Don [arrow@3rivers.net](mailto:arrow@3rivers.net)