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LAND

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

**Lot #/Address:** Lot 20, Bowman Lane S. **Price:** \$95,000

**Subdivision:** Sphinx Mountain Subdivision

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

**Terms:** Cash; New financing

**Residential:**  **Ranch:**  **Commercial:**  **Lot Size:** 21.69 Acres

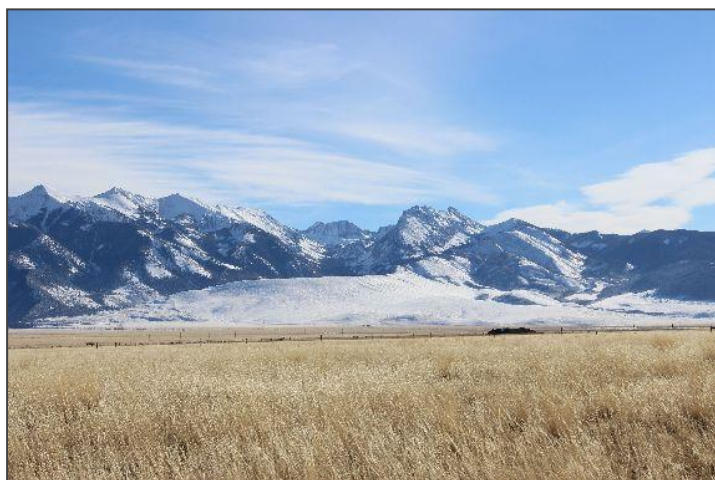
**Improvements to the Property:** none **Public Land:** \_\_\_\_\_

**Covenants/Restrictions:** yes **Zoning:** Residential **Taxes :** \$43.51 Year:2018

**Water:** **Public**  **Private**  **Well:** Depth: \_\_\_\_\_ GPM: \_\_\_\_\_ **Live Water:** \_\_\_\_\_

**Water/Mineral Rights:** HOA dues: \_\_\_\_\_ **Sewage:** **Public**  **Private**

**Power:** Avail. **Phone:** Avail **Road:** Gravel **Fenced:** \_\_\_\_\_



- Unique to other Sphinx lots
- Spectacular 360 ° views
- Premier bench lot with unobstructed views of the Madison & Gravelly Ranges and the valley and Madison River below
- End-of-the-road privacy
- Uniquely situated for maximum privacy and views
- Sphinx property owners have access to the Madison River through strip of BLM along 2 miles of great fishing water
- Must see to appreciate this special 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.

**SW MT MLS #:** 310817 **Seller:** Field **Date Listed:** 11/11/17

**Virtual Tour Link** <http://videos.era.com/lot-20-sphinx-mountain-sub-cameron-mt-59720/MLS-310817>

**Legal Description:** Sphinx Mountain subdivision, Parcel 20 in Section 11, T08 S, R01 W, C.O.S. 7/217

**Google Earth Coordinates:** 45.149230°, -111.683940° **Elevation:** 5,495'

**Listing Agent:** Toni Bowen & Don Bowen **Cell:** 406-570-9233 **Email:** [toni@erlandmark.com](mailto:toni@erlandmark.com)  
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# SPHINX MOUNTAIN SUBDIVISION CAMERON, MONTANA 59720

