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LAND

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

Lot #/Address: Lot 55 Price: \$74,750

Subdivision: Sportsman's Paradise – Wagon Track

Town: Cameron Zip Code: 59720 County: Madison

Terms: Cash; New financing or possible owner financing with at least 25% down, 6% interest

Residential: Ranch: Commercial: Lot Size: 23 Acres

Improvements to the Property: Fencing Public Land: No

Covenants/Restrictions: Yes Zoning: Residential Taxes : \$46.00 Year: 2018

Water: Public Private Well: Depth: GPM: Live Water: _____

Water/Mineral Rights: _____ Sewage: Public Private

Power: To Lot Phone: To Lot Road: Gravel and Highway Fenced: Partially



Great views, good access with power and phone at the road. Easy access into the National Forest at the Mile Creek Trail Head, less than 3 miles away. Seasonal ditch is a nice water feature, good grass, close to the Madison River, Quake Lake, Cliff & Wade Lakes and Hebgen Lake. A very 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 #: 311012 Seller: Bailey Date Listed: 10/31/2017

Virtual Tour Link <https://www.itourmedia.com/display/index/441247>

Legal Description: Sportsman's Paradise – Wagon Track Lot 55, Sec.34, T12S, R02 E, COS. 7/422

Google Earth Coordinates: 44.7465103157548°, -111.465026378632° Elevation: 6,742'

Listing Agent: Toni Bowen Cell: 406-570-9233 Email: arrow@3rivers.net

