

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

Lot #/Address: Lot 9 Price: \$110,000  
 Subdivision: Indian Ridge  
 Town: Ennis Zip Code: 59729 County: Madison  
 Terms: Cash; New financing  
 Residential:  Ranch:  Commercial:  Lot Size: 1.10 Acres  
 Improvements to the Property: \_\_\_\_\_ Public Land: \_\_\_\_\_  
 Covenants/Restrictions: Yes Zoning: Residential Taxes: \$457.70 Year: 2018  
 Water: Public  Private  Well: Depth: \_\_\_\_\_ GPM: \_\_\_\_\_ Live Water: \_\_\_\_\_  
 Water/Mineral Rights: \_\_\_\_\_ HOA dues: \_\_\_\_\_ Sewage: Public  Private   
 Power: To lot Phone: To lot Road: Paved Fenced: \_\_\_\_\_

- One of the best lots in Indian Ridge
- Bordering common area
- Spectacular views of the valley
- Close to the Golf course, feels like you are in the country



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.

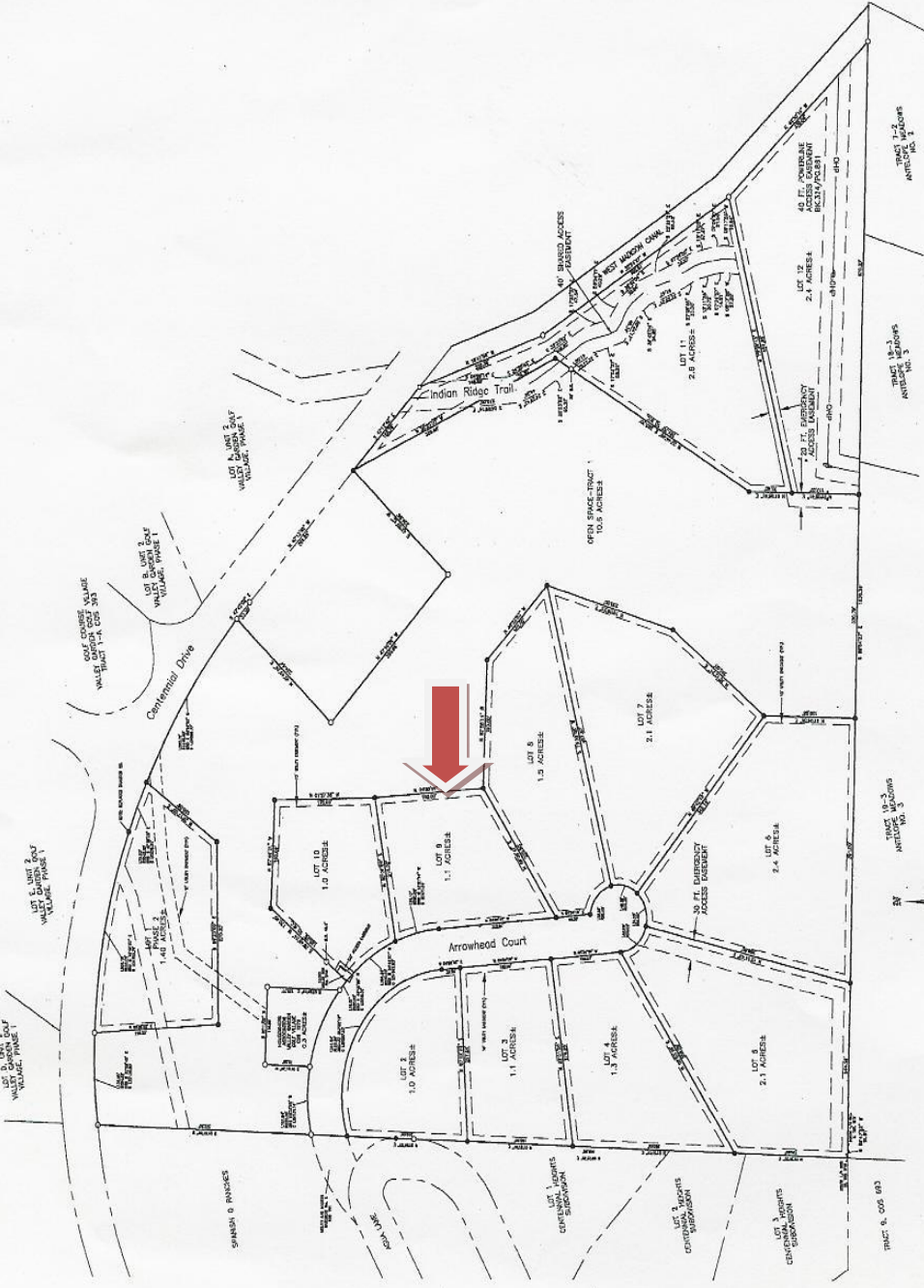
SW MT MLS #: 312160 DATE LISTED: 12/05/2017 SELLER: Moilanen  
 Virtual Tour Link <http://www.itourmedia.com/display/index/443148>  
 Legal Description: Indian Ridge Subdivision, Lot 9 & Interest in Open space, Plat 4/586, Sec 32, T05 S, R01 W  
 Google Earth Coordinates: Lat 45.35136° Lon -111.749745° Elevation: 5,149'  
 Listing Agent: Bowens Cell: 406-570-9233 Toni Email: [toni@eralandmark.com](mailto:toni@eralandmark.com)  
406 581-2991 Don [arrow@3rivers.net](mailto:arrow@3rivers.net)

# PLAT OF INDIAN RIDGE SUBDIVISION

Located in the Southeast quarter of Section 32, Township 5 South, Range 1 West, Principal Meridian, Montana, Madison County, Montana

Purpose of Survey: To create 12 tracts of land

Commissioned by:  
 Indian Ridge Joint Venture  
 Malovent Family Trust  
 210 Lakeside Drive  
 Great Falls, MT 59403  
 Great Falls, MT 59403



- LEGEND**
- ALUMINUM CAP
  - AC FOUND
  - RD REBAR
  - SET 5/8" RB WITH BPC, LS 12350
  - SET 5/8" RB WITH AC
  - FD 5/8" RB WITH AC
  - FD 1/2" REBAR
  - FD 5/8" RB WITH BC
  - FD 5/8" RB WITH YFC
  - FD 1/4" CORNER
  - BY/PE BLOCK/PAGE

**North Arrow**

**Scale of Bearing**

FOR ALL LOTS UNLESS NOTED OTHERWISE, ALL BEARINGS SHALL BE TRUE BEARINGS.

1" = 100'