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LAND

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

Lot #/Address: 101 Price: \$76,500 reduced!  
 Subdivision: Holding Pen Subdivision  
 Town: Cameron Zip Code: 59720 County: Madison  
 Terms: Cash; New financing  
 Residential:  Ranch:  Commercial:  Lot Size: 20.83 Acres  
 Improvements to the Property: \_\_\_\_\_ Public Land: No  
 Covenants/Restrictions: Yes Zoning: Residential Taxes: \$41.87 Year: 2018  
 Water: Public  Private  Well: \_\_\_\_\_ Depth: \_\_\_\_\_ GPM: \_\_\_\_\_  
 Water/Mineral Rights: No HOA dues: \_\_\_\_\_ Sewage: Public  Private   
 Power: To Lot Phone: Avail. Road: Gravel Fenced: Partial



Great new subdivision, within the Sphinx Mountain Subdivision borders, with its own entrance, and with the same spectacular 360° view, the same access to the river, and the same protective covenants...

**But these lots have power!**

\*One of the Principals is a licensed real estate broker in the state of MT.

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 #: 322299 Seller: Sentinel Creek Date Listed: 6/29/2018  
 Virtual Tour Link <http://videos.era.com/lot-101-lot-101-holding-pen-enniscameron-mt-59729/MLS-170888>  
 Legal Description: Holding Pen Subdivision, NW ¼ Section, 165 acres in T08S, R01W, Section 2, Lots 101  
 Google Earth Coordinates: 45.1730478°, -111.6970632° Elevation: 5,445'  
 Listing Agent: Toni Bowen Cell: 406-570-9233 Email: [toni@erlandmark.com](mailto:toni@erlandmark.com)

LWL

UNPLATTED

TR 38 SPHINX MOUNTAIN

TR 37 SPHINX MOUNTAIN

TR 36 SPHINX MOUNTAIN

TR 35 SPHINX MOUNTAIN



HOLDING PEN SUBDIVISION