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LAND

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

Lot #/Address: Lot 106 Price: \$85,000  
Subdivision: Holding Pen Subdivision  
Town: Cameron Zip Code: 59720 County: Madison  
Terms: Cash; New financing  
Residential:  Ranch:  Commercial:  Lot Size: 20.73 Acres  
Improvements to the Property: \_\_\_\_\_ Public Land: No  
Covenants/Restrictions: Yes Zoning: Residential Taxes : \$41.59 Year: 2018  
Water: Public  Private  Well: Depth: GPM: Live Water: No  
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 #: 322304 Seller: Sentinel Creek Date Listed: 6/20/18  
Virtual Tour Link <http://www.itourmedia.com/display/index/254155>  
Legal Description: Holding Pen Subdivision, NW ¼ Section, 165 acres in T08S, R01W, Section 2, Lots 106  
Google Earth Coordinates: 45.16952977°, -111.69265747° Elevation: 8,737'  
Listing Agent: Toni Bowen Cell: 406-570-9233 Email: [toni@erlandmark.com](mailto:toni@erlandmark.com)

# PLAT OF HOLDING PEN SUBDIVISION

A tract of land being located in the Northwest Quarter of Section 2, Township 8 South, Range 1 West, Principal Meridian, Madison County, Montana

Purpose of Survey: To create reflecting books of land for sale  
 Owners & Commissioners of the Survey: Sustained Creek Ventures, LLC

**DEFINITIONS OF WORDS**  
 All words and phrases used herein shall have the same meaning as when used in the Constitution and Statutes of the State of Montana, unless otherwise defined herein.

**SECTION OF MONTANA**  
 On the 15th day of August, 1907, the State of Montana was admitted to the Union as the 10th State of the United States of America. The State of Montana is bounded by the State of Idaho to the west, the State of Wyoming to the south, the State of North Dakota to the east, and the State of Canada to the north.

**SECTION OF COUNTY**  
 The County of Madison is bounded by the State of Idaho to the west, the State of Wyoming to the south, the State of North Dakota to the east, and the State of Canada to the north.

**SECTION OF TOWNSHIP**  
 Township 8 South is bounded by Township 7 South to the south, Township 9 South to the north, Township 6 South to the west, and Township 10 South to the east.

**SECTION OF RANGE**  
 Range 1 West is bounded by Range 2 West to the west, Range 0 West to the east, Range 3 West to the north, and Range 4 West to the south.

**SECTION OF SECTION**  
 Section 2 is bounded by Section 1 to the west, Section 3 to the east, Section 4 to the north, and Section 5 to the south.

**SECTION OF QUARTER**  
 The Northwest Quarter of Section 2 is bounded by the Northeast Quarter to the east, the Southwest Quarter to the south, the Northwest Quarter of Section 1 to the west, and the Northwest Quarter of Section 3 to the north.

**SECTION OF TRACT**  
 The tract of land being surveyed is bounded by the Northwest Quarter of Section 2 to the east, the Southwest Quarter of Section 2 to the south, the Northwest Quarter of Section 1 to the west, and the Northwest Quarter of Section 3 to the north.

**SECTION OF LOT**  
 Lot 101 is bounded by Lot 102 to the east, Lot 100 to the west, Lot 103 to the north, and Lot 104 to the south.

**SECTION OF ACRES**  
 The area of Lot 101 is approximately 101 acres.

**SECTION OF SURVEY**  
 The survey was conducted by the Surveyor General of the State of Montana, and the results are shown on this plat.

**SECTION OF PLAT**  
 This plat is a true and correct copy of the original survey, and it is hereby certified that the same is correct.

**SECTION OF CERTIFICATE**  
 I, the Surveyor General of the State of Montana, do hereby certify that the above is a true and correct copy of the original survey, and it is hereby certified that the same is correct.

**SECTION OF SIGNATURE**  
 Surveyor General of the State of Montana

**SECTION OF DATE**  
 August 15, 1907



Scale: 1 inch = 200 feet

**LEGEND**  
 Blue Plotted DP  
 Red Plotted DP  
 Yellow Plotted DP  
 Green Plotted DP  
 Black Plotted DP  
 White Plotted DP  
 Blue Plotted DP  
 Red Plotted DP  
 Yellow Plotted DP  
 Green Plotted DP  
 Black Plotted DP  
 White Plotted DP

**SECTION OF MAP**  
 The map shows the location of the surveyed tract within the Northwest Quarter of Section 2, Township 8 South, Range 1 West, Principal Meridian, Madison County, Montana.

**SECTION OF TITLE**  
 Sustained Creek Ventures, LLC

**SECTION OF NOTES**  
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