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LAND

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

Lot #/Address: 107 Price: \$85,000  
Subdivision: Holding Pen Subdivision  
Town: Cameron Zip Code: 59720 County: Madison  
Terms: Cash; New financing  
Residential:  Ranch:  Commercial:  Lot Size: 20.74 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 #: 322307 Seller: Sentinel Creek Date Listed: 6/20/18  
Virtual Tour Link <http://videos.era.com/lot-107-lot-107-holding-pen-enniscameron-mt-59729/MLS-170894>  
Legal Description: Holding Pen Subdivision, NW ¼ Section, 165 acres in T08S, R01W, Section 2,Lots 107  
Google Earth Coordinates: 45.1713315°, -111.6921424° Elevation: 5,450'  
Listing Agent: Toni Bowen Cell: 406-570-9233 Email: [toni@eralandmark.com](mailto:toni@eralandmark.com)

