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LAND

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

Lot #/Address: Lot 108 **Price:** \$72,000
Subdivision: Holding Pen Subdivision
Town: Cameron **Zip Code:** 59720 **County:** Madison
Terms: Cash; New financing
Residential: **Ranch:** **Commercial:** **Lot Size:** 20.75 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 #: 322308 **Seller:** Sentinel Creek **Date Listed:** 6/25/18
Virtual Tour Link <http://www.itourmedia.com/display/index/254153>
Legal Description: Holding Pen Subdivision, NW ¼ Section, 165 acres in T08S, R01W, Section 2,Lots 108
Google Earth Coordinates: 45.1732603°, -111.6925195° **Elevation:** 5,444'
Listing Agent: Toni Bowen **Cell:** 406-570-9233 **Email:** toni@erlandmark.com

