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LAND

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

Lot #/Address: Lot 36, Fieldstone Lane **Price:** \$100,000
Subdivision: Sphinx Mountain
Town: Cameron **Zip Code:** 59720 **County:** Madison
Terms: Cash; New financing
Residential: **Ranch:** **Commercial:** **Lot Size:** 20.31 Acres
Improvements to the Property: None **Public Land:** No
Covenants/Restrictions: Yes **Zoning:** Residential **Taxes :** \$40.76 Year:2018
Water: Public Private **Well:** Depth: GPM: **Live Water:** No
Water/Mineral Rights: No **HOA dues:** **Sewage:** Public Private
Power: YES! **Phone:** Avail. **Road:** Gravel **Fenced:** No



One of the few 20-acre lots available on the bench overlooking the Madison River. This lot now has POWER! Great 365° view of the Gravely and Madison Ranges. Private access to Madison River from the subdivision through BLM land. A great place to build your *dream cabin*.

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 #: 323839 **Seller:** Scherer **Date Listed:** 7/10/18
Virtual Tour Link <http://www.itourmedia.com/display/index/702312>
Legal Description: Sphinx Mountain, Tract 36, T8S, R1W
Google Earth Coordinates: 45.1701865°, -111.7013840° **Elevation:** 5,435'
Listing Agent: Toni Bowen **Cell:** 406-570-9233 **Email:** toni@eralandmark.com



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SPHINX MOUNTAIN

Cameron, Montana

