



219 E. MAIN STREET,  
 P.O. Box 546, ENNIS MT 59729  
[www.arrowreal.com](http://www.arrowreal.com)  
[arrow@erlandmark.com](mailto:arrow@erlandmark.com)  
 (406) 682-4290

LAND

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

**Lot #/Address:** Lot 53, Ramshorn Mountain Court **Price:** \$56,000

**Subdivision:** Valley Garden Golf Village

**Town:** Ennis **Zip Code:** 59729 **County:** Madison

**Terms:** Cash; New financing

**Residential:**  **Ranch:**  **Commercial:**  **Lot Size:** 0.527Acres

**Improvements to the Property:** Community water system **Public Land:** No

**Covenants/Restrictions:** Yes **Zoning:** Residential **Taxes :** \$516.38 **Year:** 2018

**Water:** **Public**  **Private**  **Well:** Depth: GPM: **Live Water:** None

**Water/Mineral Rights:** HOA Dues: \$150/yr **Sewage:** **Public**  **Private**

**Power:** To Lot **Phone:** To Lot **Road:** Gravel **Fenced:** No



- **Great location bordering second Fairway of Madison Meadows Golf Course and common area.**
- **Has great views and easy access**
- **HOA dues for vacant land is \$150 per year and \$300 with home.**
- **Community well provides water to all lots.**
- **Requires septic system.**

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 #:** 323898 **Seller:** Bowen, K **Date Listed:** 7/18/2018

**Virtual Tour Link** <http://www.itourmedia.com/display/index/702350>

**Legal Description:** Valley Garden Golf Village, Lot 53, Section 32, T05S, R01 W

**Google Earth Coordinates:** 45.3566403772862°, -111.74347615242° **Elevation:** 4,969'

**Listing Agent:** Toni Bowen **Cell:** 406-5709233 **Email:** Toni@erlandmark.com

