



219 E. MAIN STREET,
 P.O. Box 546, ENNIS MT 59729
www.arrowreal.com
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 195, Cold Creek Loop Trail **Price** \$68,000

Subdivision: Shining Mountains II SM HOA: <http://www.smoamt.org/home.html>

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

Terms: Cash; New financing; possible owner financing

Residential: **Ranch:** **Commercial:** **Lot Size:** 11.177 acres

Improvements to the Property: _____ **Public Land:** _____

Covenants/Restrictions: Yes **Zoning:** Rural Residential **Taxes :** \$232.45 2018

Water: **Public** **Private** **Well:** Depth: _____ GPM: _____ **Live Water:** _____

Water/Mineral Rights: _____ **HOA:** \$100 **Sewage:** **Public** **Private**

Power: Nearby **Phone:** nearby **Road:** gravel **Fenced:** _____

- Great views of the valley, mountains and pond, from this extra-large, sloping lot.
- Perfect place to build a home with a walk-out, daylight basement.
- Power is close by
- Nearly “end-of-the-road” privacy
- Property owners have exclusive access to stocked mountain lakes and access into the National Forest and BLM lands.



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.

BIG SKY MLS 325642 **DATE LISTED:** 8/10/18 **Seller:** Stringer/Pritchett

Virtual Tour Link <http://www.itourmedia.com/display/index/782940>

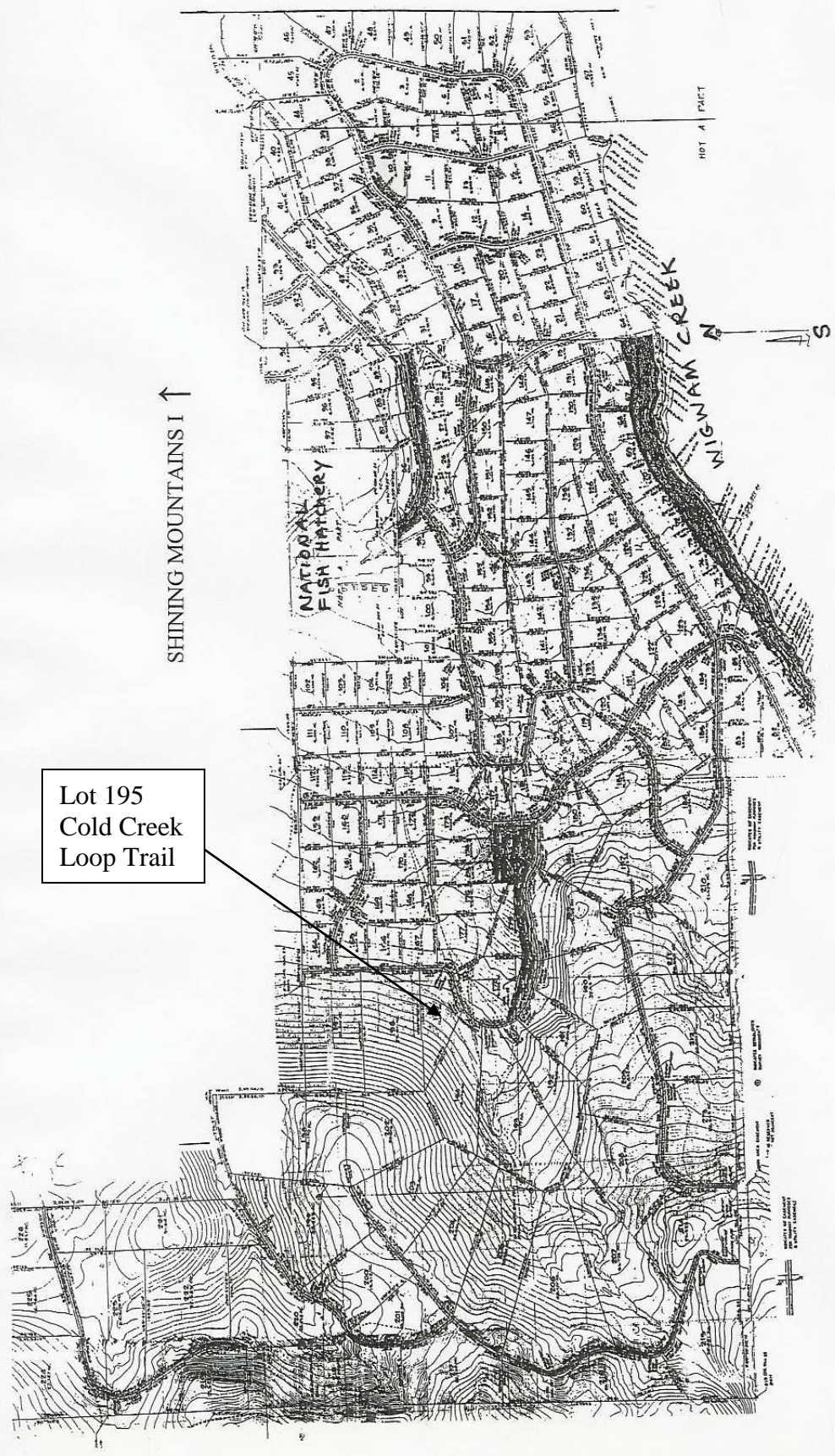
Legal Description: Shining Mountains II, Lot 195, Sec 23, T07 S, R02 W, Plat 4/50

Google Earth Coordinates: Lat 45.213386 ° Lon -111.814463 ° **Elevation:** 5,902'

Listing Agent: Toni Bowen **Cell:** 406 570-9233 **Email:** toni@erlandmark.com

Lot 195
Cold Creek
Loop Trail

SHINING MOUNTAINS I ↑



SHINING MOUNTAINS II


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