



Landmark ARROW

219 E. MAIN STREET,
P.O. Box 546, ENNIS MT 59729
www.arrowreal.com
arrow@eralandmark.com
(406) 682-4290

LAND

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

Lot #/Address: Lot 108, Snowshoe Trail **Price:** \$79,500 Reduced!

Subdivision: Shining Mountains I HOA Website: <http://www.smoamt.org/home.html>

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

Terms: Cash; New Financing

Residential: **Ranch:** **Commercial:** **Lot Size:** 8.853 acres

Improvements to the Property: None **Public Land:** No

Covenants/Restrictions: Yes **Zoning:** Residential **Taxes :** \$212.34 Year:2018

Water: **Public** **Private** **Well:** Depth: GPM: **Live Water:** Holly Creek

Water/Mineral Rights: _____ **Sewage:** **Public** **Private**

Power: To Lot **Phone:** To Lot **Road:** Gravel **Fenced:** Partially

- Premium lot, bordering a large ranch under conservation easement- nothing will change!
- Partially fenced
- End-of-the-road privacy
- Borders Small, seasonal creek
- Spectacular Views
- Shining Mountains requires a \$2500 impact fee upon construction



***Note: Both Principals are licensed real estate brokers in Montana**

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 # 325731 **Seller:** APPSP / Codling **Date Listed:** 8/14/18

Virtual Tour Link <http://www.itourmedia.com/display/index/788766>

Legal Description: Shining Mountains I, Lot 108, NE ¼ Sec. 12 T07 S, R02 W

Google Earth Coordinates: 45.246950 °, -111.789758° **Elevation:** 5,419'

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

A PORTION OF
THE SHINING MOUNTAINS
 A SUBDIVISION

SITUATED IN SEC. 11, E. THE N 1/2, W 1/2 SW 1/4, SE 1/4 OF SEC. 13
 & SEC. 14, T. 7 S., R. 2 W.; THE S 1/2 NW 1/4, E 1/2 SW 1/4, SW 1/4 SE 1/4
 OF SEC. 18, T. 7 S., R. 1 W., P.M.M., MADISON COUNTY MONTANA

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Alton Ranch -
 Under Conservation
 Easement

Lot 108
 8.853 acres

