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LAND

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

Lot #/Address: Lot 118, Madison Drive **Price:** \$85,000

Subdivision: Valley Garden Golf Village

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

Terms: Cash; New financing

Residential: **Ranch:** **Commercial:** **Lot Size:** .81 Acres

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

Covenants/Restrictions: Yes **Zoning:** Residential **Taxes :** \$532.90 **Year:** 2018

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

Water/Mineral Rights: None **HOA dues:** \$150/yr **Sewage:** **Public** **Private**

Power: To Lot **Phone:** To Lot **Road:** Gravel **Fenced:** Partial, on North



- Great lot with spectacular views of the valley and Madison Range
- End-of-the-road privacy
- Nice sloping lot that lends itself to a home with a daylight basement
- Community water system
- Private septic system required
- Drive your cart to the golf course
- Close to town, schools, fishing & all the wonderful recreational opportunities available in the area.

* One of the Principals is a licensed real estate broker in the state of 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.

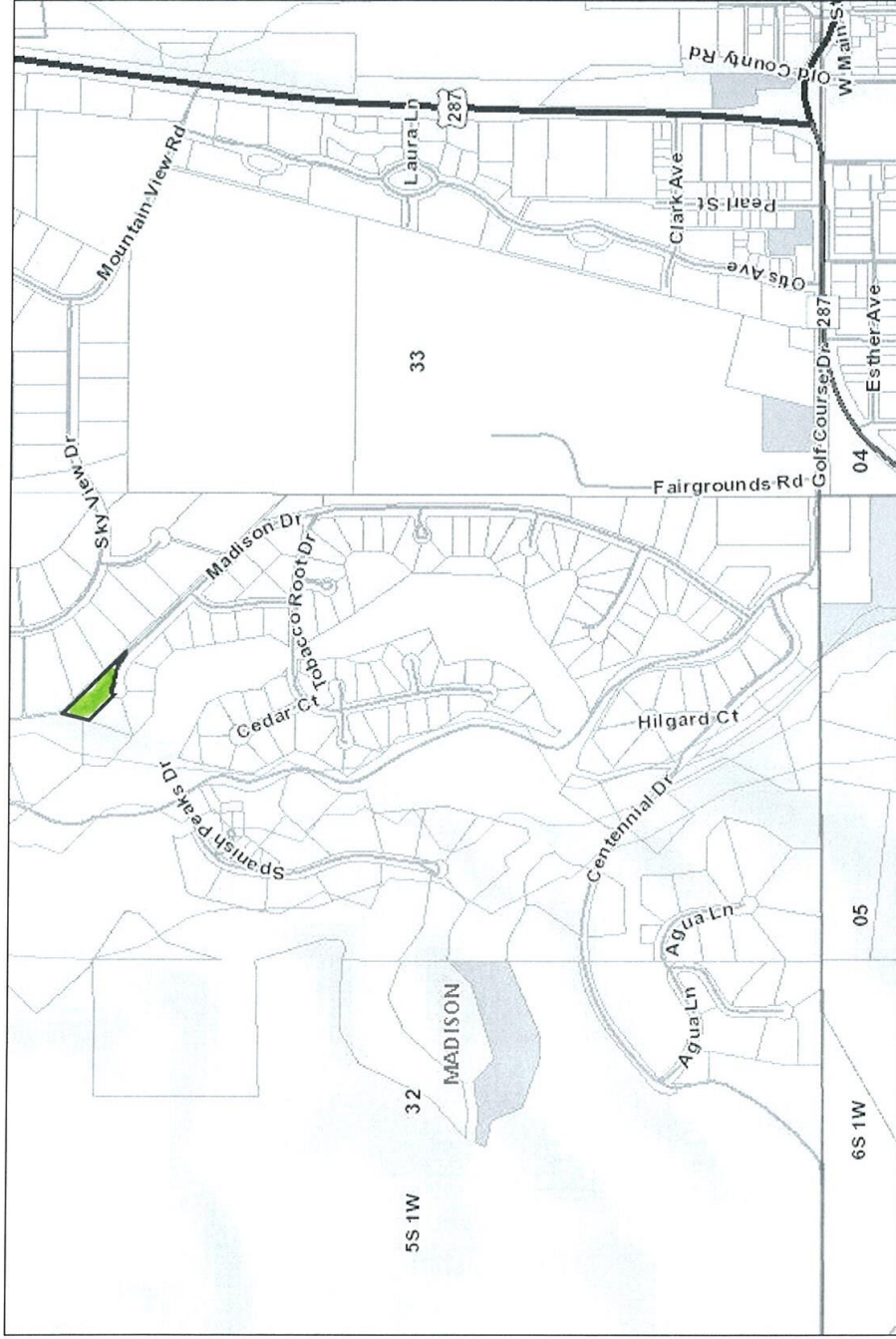
SW MT MLS #: 326109 **Seller:** Reed & HITWP **Date Listed:** 8/24/2018

Virtual Tour Link <http://www.itourmedia.com/display/index/816449>

Legal Description: Valley Garden Golf Village, Lot 118 in Sec. 32, T05S, R01W, Plat 4/479

Google Earth Coordinates: 45.34912872°, -111.73110198° **Elevation:** 4,963'

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



VALLEY GARDEN GOLF VILLAGE