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LAND

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

Lot #/Address: Lot 10b-2, Hook and Horn Road **Price** \$395,000

Subdivision: Hook and Horn, Rohrs Minor Subdivision, Reyher Tracts

Town: Cameron **Zip Code:** 59720 **County:** Madison

Terms: Cash; New financing

Residential: **Ranch:** **Commercial:** **Lot Size:** 8.898 acres

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

Covenants/Restrictions: Yes **Zoning:** Rural Residential **Taxes :** \$474.53 2018

Water: **Public** **Private** **Well:** Depth: GPM: **Live Water:** Madison River

Water/Mineral Rights: HOA dues: 0 **Sewage:** **Public** **Private**

Power: To next lot **Phone:** **Road:** gravel **Fenced:** partial

This beautifully set 9-acre parcel is one of the last “un-built” river lots in the Hook & Horn subdivision, on the upper Madison River. Nestled at the base of the mountains in the Madison Range near Sheep Mountain and the trail head, this lot has some of the most dramatic views on the river. In addition, there are roughly 2 miles (upstream of the Raynolds Pass Bridge to Quake Lake) that offers some of the best wade fishing in Montana (float fishing this stretch is prohibited). Just a mile drive off Hwy 87, and south of the bridge, it is easily accessible with no gates. Located across the river from the famous Slide Inn, this lot borders a 23-acre strip of common area that borders the river. This lot is being sold by a 25+-year Hook & Horn homeowner who would welcome a good neighbor!



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.

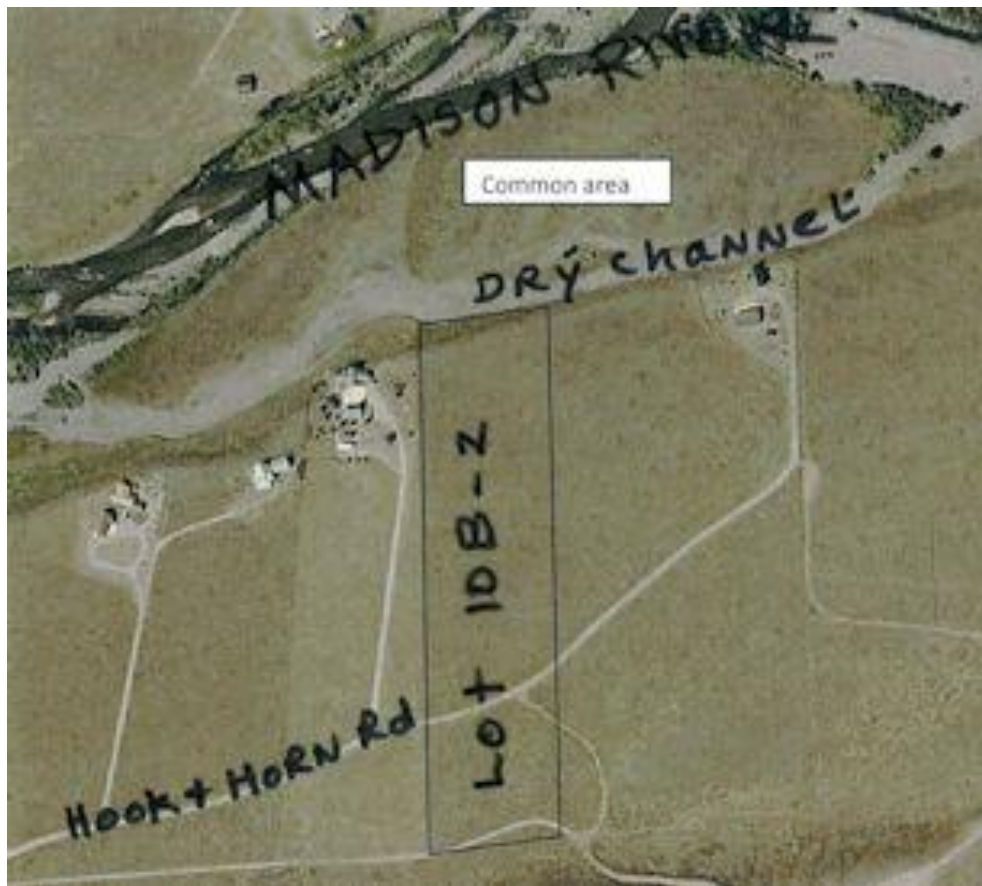
BIG SKY MLS 326775 **DATE LISTED:** 9/24/18 **Seller:** Dunn

Virtual Tour Link <http://www.itourmedia.com/display/index/863501>

Legal Description: Hook and Horn, Lot 10B-2, Rohrs Minor Sub in Sec 03, T12S, R02E, Plat 4/264-BA (also known as Reyher Tracts)

Google Earth : Lat 45.821833° Lon -111.460363° **Elevation:** 6,216'

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HOOK AND HORN SUBDIVISION PLAT