



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 11, Moore's Creek Rd & L&M Ranch Rd **Price:** \$249,000

Subdivision: L and M Ranches

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

Terms: Cash; New financing

Residential: **Ranch:** **Commercial:** **Lot Size:** 20.377 acres

Improvements to the Property: Well, fencing **Public Land:** _____

Covenants/Restrictions: yes **Zoning:** Rural residential **Taxes :** \$166 Year:2018

Water: **Public** **Private** **Well:** Depth: 240' GPM: 3 **Live Water:** _____

Water/Mineral Rights: _____ HOA dues: \$150 **Sewage:** **Public** **Private**

Power: yes **Phone:** yes **Road:** gravel **Fenced:** partial



The closest 20-acre lot to Ennis!
Adjoining 20-acre lot is also available.
Lots of privacy and space, but close to town!
Good year around access, spectacular views.
Lots of choices of building sites.
Access from the bottom of the lot and the top.
No modular or manufactured homes allowed.
Hunting is NOT prohibited!

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 #: 328399 **DATE LISTED:** 10/26/18 **SELLER:** DeBona

Virtual Tour Link <https://www.itourmedia.com/display/index/938166>

Legal Description: L&M Ranches, Lot 11, S06, T06 S, R01 W, C.O.S. 7/22

Google Earth Coordinates: Lat 45.336680 ° Lon -111.765498° **Elevation:** 5,252'

Listing Agent: Bowens **Cell:** 406-570-9233 Toni
406 581-2991 Don **Email:** toni@erlandmark.com
arrow@3rivers.net

