



219 E. MAIN STREET,
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LAND

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

Lot #/Address: Lot 12, 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:** 20.707 acres

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

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

Water: **Public** **Private** **Well:** Depth: GPM: **Live Water:** Moore's Creek

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 #: 328403 **DATE LISTED:** 10/26/18 **SELLER:** DeBona

Virtual Tour Link <https://www.itourmedia.com/display/index/938260>

Legal Description: L&M Ranches, Lot 12, S06, T06 S, R01 W, C.O.S, 7/22

Google Earth Coordinates: Lat 45.336717° Lon -111.767729° **Elevation:** 5,234'

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