



Landmark
ARROW

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LAND

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

Lot #/Address: Lot A 55 **Price:** \$217,000

Subdivision: Sportsman's Paradise

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

Terms: Cash; New financing; Possible owner financing

Residential: **Ranch:** **Commercial:** **Lot Size:** 20.238 Acres

Improvements to the Property: None **Public Land:** Yes

Covenants/Restrictions: Yes **Zoning:** Residential **Taxes :** \$40.97 **Year:** 2019

Water: **Public** **Private** **Well:** Depth: GPM: **Live Water:** Seasonal Ditch

Water/Mineral Rights: HOA dues: None **Sewage:** **Public** **Private**

Power: Avail. **Phone:** Avail **Road:** Not Developed **Fenced:** _____



Recreational property in the southern end of the Madison Valley with easy access to the Sheep Creek Canyon Area. Close to Yellowstone National Park, Quake, Hebgen, Cliff & Wade Lakes and the Madison River. Sheep Creek ditch runs through the lot. It adjoins Lot A54, also for sale for \$245,000, which would give you a total of 40 acres with end-of-the-road privacy, spectacular views near great hunting, fishing, snowmobiling, hiking, trail riding, etc. Build your cabin off-the-grid and get away from it all! *Seasonal access except by snow mobile in winter months.*

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.

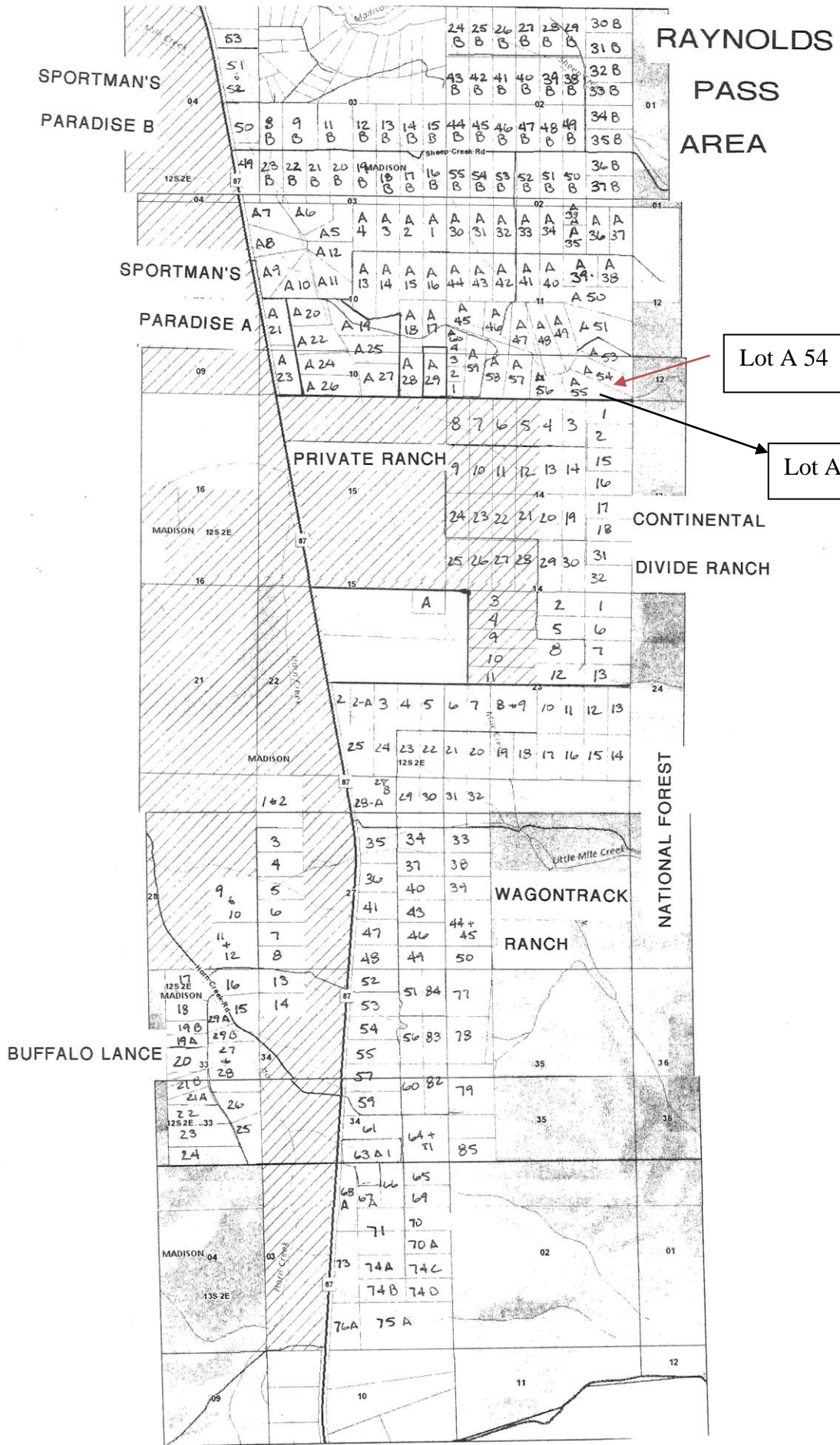
SW MT MLS #: 198927 **Seller:** Hill

Virtual Tour Link <http://www.itourmedia.com/display/index/254130>

Legal Description: Sportsman's Paradise #6, Parcel A55 in Sec. 11, T12 S, R02 E, C.O.S. 7/481A

Google Earth Coordinates: 44.796263°, -111.441165° **Elevation:** 6,549'

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



Lot A 54

Lot A 55

RAYNOLDS
PASS
AREA

SPORTSMAN'S
PARADISE B

SPORTSMAN'S
PARADISE A

PRIVATE RANCH

CONTINENTAL
DIVIDE RANCH

WAGONTRACK
RANCH

BUFFALO LANCE

NATIONAL FOREST