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LAND

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

Lot #/Address: Lot 186 **Price:** \$79,500

Subdivision: Shining Mountains I

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

Terms: Cash; New financing; Possible owner financing with 25% down payment

Residential: **Ranch:** **Commercial:** **Lot Size:** 9.451 Acres

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

Covenants/Restrictions: Yes **Zoning:** Rural Residential **Taxes :** \$191.86 **Year:** 2019

Water: **Public** **Private** **Well:** Depth: _____ GPM: _____ **Live Water:** _____

Water/Mineral Rights: _____ **HOA dues:** \$100/yr **Sewage:** **Public** **Private**

Power: At Road **Phone:** To Lot **Road:** Gravel **Fenced:** No

Great Views from this elevated, extra-large lot with power and phone at the road and very easy access.



Interesting topography with knolls at the back of lot and wide open area for excellent building sites.

*building impact fee of \$2,500 will be imposed by SM HOA; visit : <http://www.smoamt.org/home.html>

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 #: 199847 **Seller Name:** Eagle's Nest Financial

Virtual Tour Link <http://www.itourmedia.com/display/index/254134>

Legal Description: Shining Mountains I, Lot 186, in section 12, T07S, R02W, 9.451 acres, Plat 4/41

Google Earth Coordinates: 45.22684860°, -111.7936401° **Elevation:** 5,625'

isting Agent: Toni Bowen **Cell:** 406-570-9233 **Email:** toni@eralandmark.com

A PORTION OF
THE SHINING MOUNTAINS
A SUBDIVISION

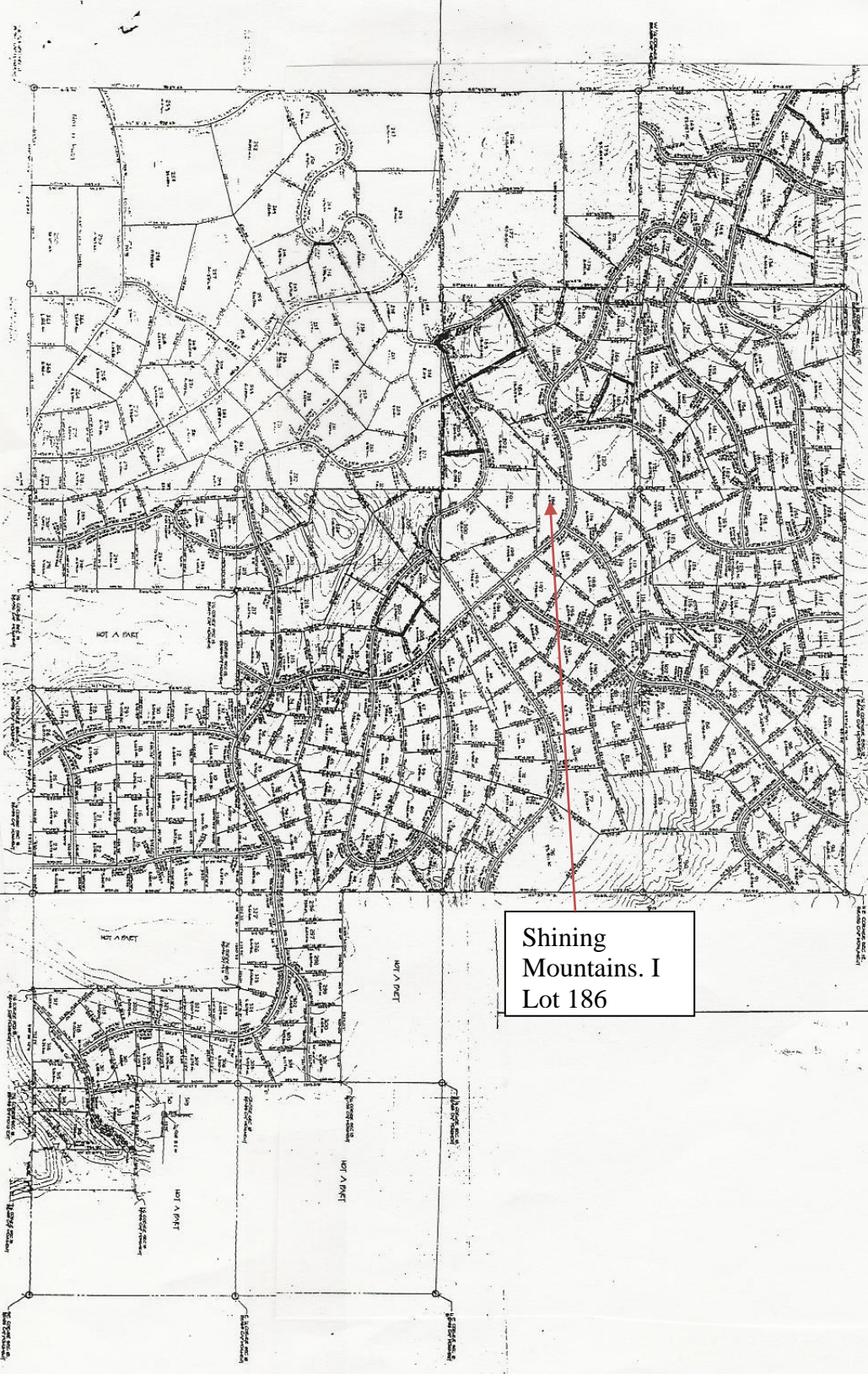
SITUATED IN SEC. 11, 12, THE N 1/2, W 1/2 SW 1/4, SE 1/4 OF SEC. 13
8 SEC. 14, T7S, R2W; THE S 1/2 NW 1/4, E 1/2 SW 1/4, SW 1/4 SE 1/4
OF SEC. 18, T7S, R1W, R2W, R3W, R4W, MADISON COUNTY MONTANA

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