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LAND

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

Lot #/Address: Lot 117, Madison Drive **Price:** \$88,000

Subdivision: Valley Garden Golf Village

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

Terms: Cash; New financing

Residential: **Ranch:** **Commercial:** **Lot Size:** 0.69 Acres

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

Covenants/Restrictions: Yes **Zoning:** Residential **Taxes :** \$526.57 Year:2018

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

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

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



Extra special view lot on a quiet cul-de-sac at the far corner of the Valley Garden Golf Village.

Walk out to the First Fairway and hit a few balls or up to the club house for a full 9 holes on the Madison Meadows Golf Course, a challenging 9-hole course.

Owners share a community well and cost is included in HOA dues.

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 #: 203873 **Seller:** Jacobson **Date Listed:** 3/9/2015

Virtual Tour Link <http://www.itourmedia.com/display/index/254142>

Legal Description: Valley Garden Golf Village Lot 117 in Sec. 32, T05S, R01W, .69 acres, Plat 4/479

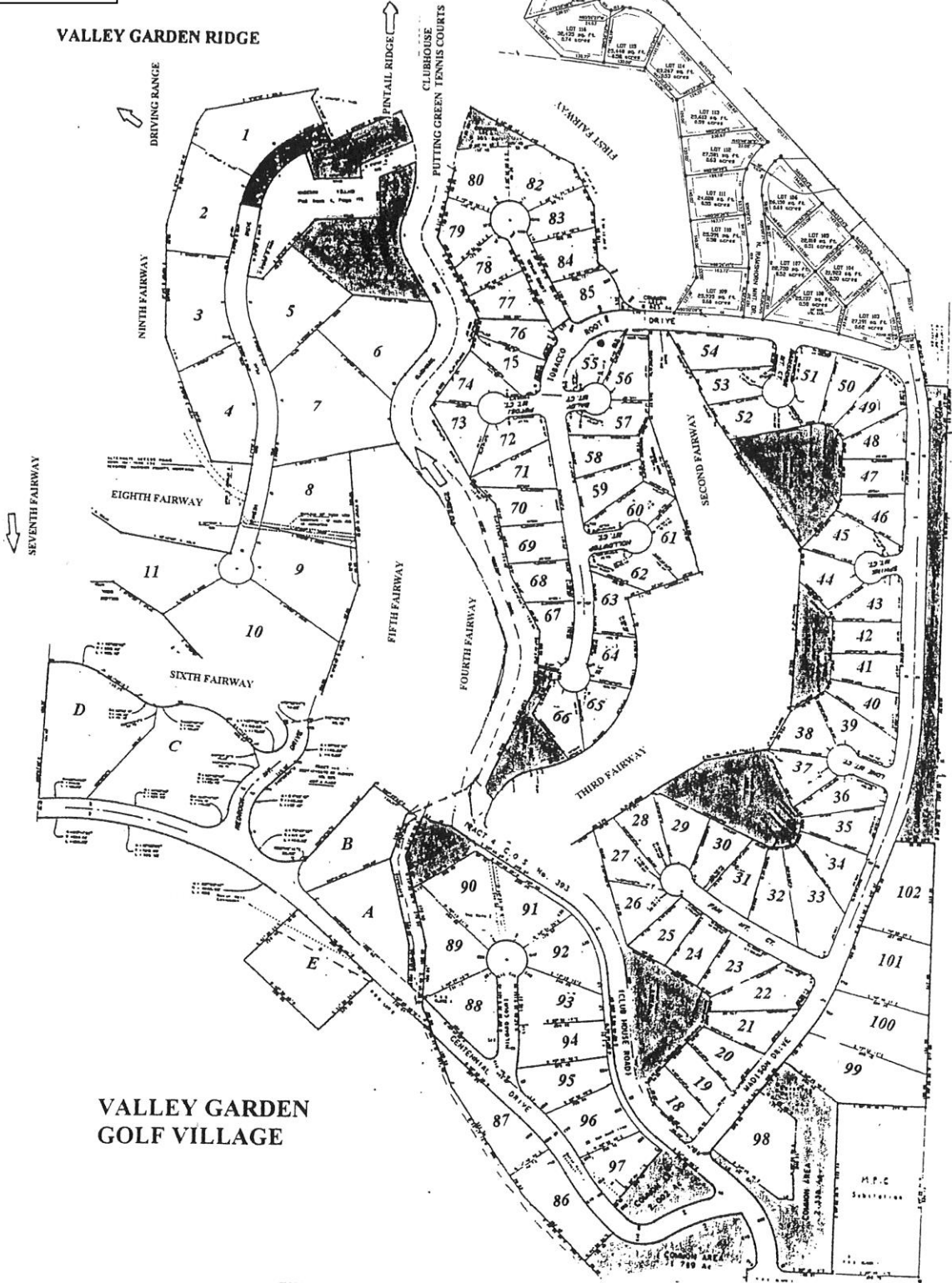
Google Earth Coordinates: 45.360156°, -111.745706° **Elevation:** 4,967'

Listing Agent: Toni Bowen **Cell:** 406-470-9233 **Email:** toni@erlandmark.com

Madison
Meadows
Golf Course
Club House

Lot 117

VALLEY GARDEN RIDGE



VALLEY GARDEN
GOLF VILLAGE

THIS MAP IS FOR VISUAL AID ONLY
ACCURACY NOT GUARANTEED

ENTRANCE