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LAND

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

Lot #/Address: Lot 10, Rising Sun Road **Price:** \$195,000
Subdivision: Rising Sun Prairie Estates
Town: Cameron **Zip Code:** 59720 **County:** Madison
Terms: Cash; New financing
Residential: **Ranch:** **Commercial:** **Lot Size:** 20.348
Improvements to the Property: **Public Land:**
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: \$160/yr **Sewage:** **Public** **Private**
Power: Along road **Phone:** Along road **Road:** gravel **Fenced:** no

THE MOST SOUGHT-AFTER HUNTING AREA IN THE MADISON VALLEY!

Rising Sun Estates is behind a locked gate – strictly for owners and limited guests. It has exclusive access for property owners into the Lee Metcalf Wilderness. No public access to this area for many miles in either direction. Magnificent views and close to good fishing as well as great hunting. This lot has a substantial, seasonal ditch running through it, which adds a nice water feature for people and horses.



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.

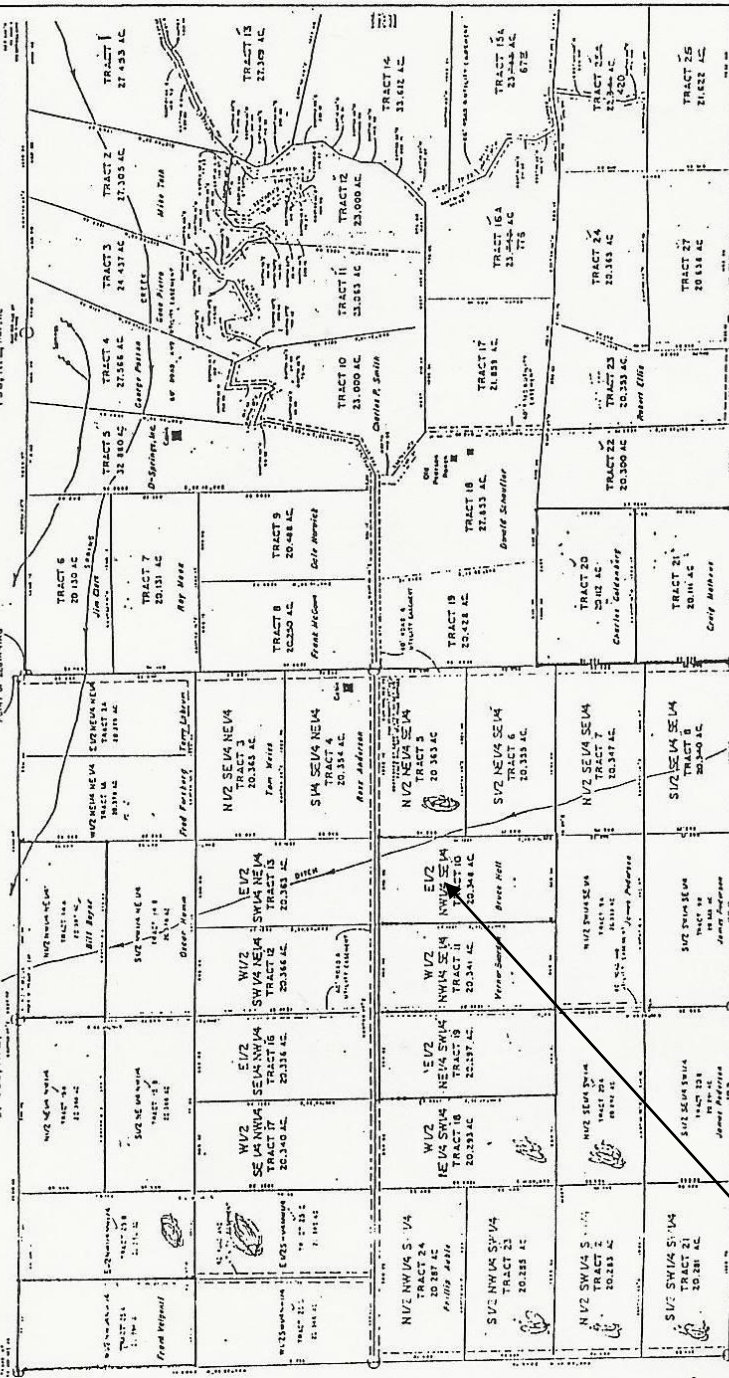
SW MT MLS #: 220390 **SELLER:** Darlington
Virtual Tour Link <https://www.itourmedia.com/display/index/370935>
Legal Description: Rising Sun Mountain Estates, Sec 28, T09 S, R01 E, COS 7/233, Parcel 10
Google Earth Coordinates: Lat 45. ° Lon -111. ° **Elevation:** _____
Listing Agent: Bowens **Cell:** 406-570-9233 Toni **Email:** toni@erlandmark.com
406 581-2991 Don arrow@3rivers.net

Rising Sun Estates

CERTIFICATE OF SURVEY
 BY Survey, Inc.
 Book 7 of Surveys
 Page 233, 234, & 237

RISEING SUN MOUNTAIN ESTATES
 HADISON COUNTY, MONTANA
 SECTION 27
 T9S, R1E, M.P.M.

Dir. Survey
 AEA Engineering & Drafting



TOTAL AREA = 850,914 ACRES

TOTAL AREA = 834,189 ACRES

NATIONAL FOREST

SUN RANCH

Lot 10 in
 Rising Sun
 Prairie
 Estates