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LAND

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

Lot #/Address: Lot 238, Antler Trail **Price:** \$59,000

Subdivision: Shining Mountains I **HOA Website:** <http://www.smoamt.org/home.html>

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

Terms: Cash, new financing

Residential: **Ranch:** **Commercial:** **Lot Size:** 9.195 acres

Improvements to the Property: **Public Land:**

Covenants/Restrictions: yes **Zoning:** Residential **Taxes:** \$189.26 2019

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

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

Power: To next lot **Phone:** **Road:** gravel **Fenced:** no



- Extra-large lot near the Axolotl Lakes Road, in less developed area of the subdivision
- Build your house on the ridge for fabulous views
- Build a barn below on nice, open space
- Power one lot away
- Property owners have exclusive access to private, stocked lakes and access to National Forest and BLM land for great hunting
- Shining Mountains charges a \$2,500 impact fee for new construction

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 #: 220664 **SELLER:** Golobic

Virtual Tour Link <http://www.itourmedia.com/display/index/377223>

Legal Description: Shining Mountains I, Lot 238, Sec 14, T07 S, R02 W, 9.195 acres, Plat 4/41

Google Earth Coordinates: Lat. 45.229795° Lon. -111.810807° **Elevation:** 5,889'

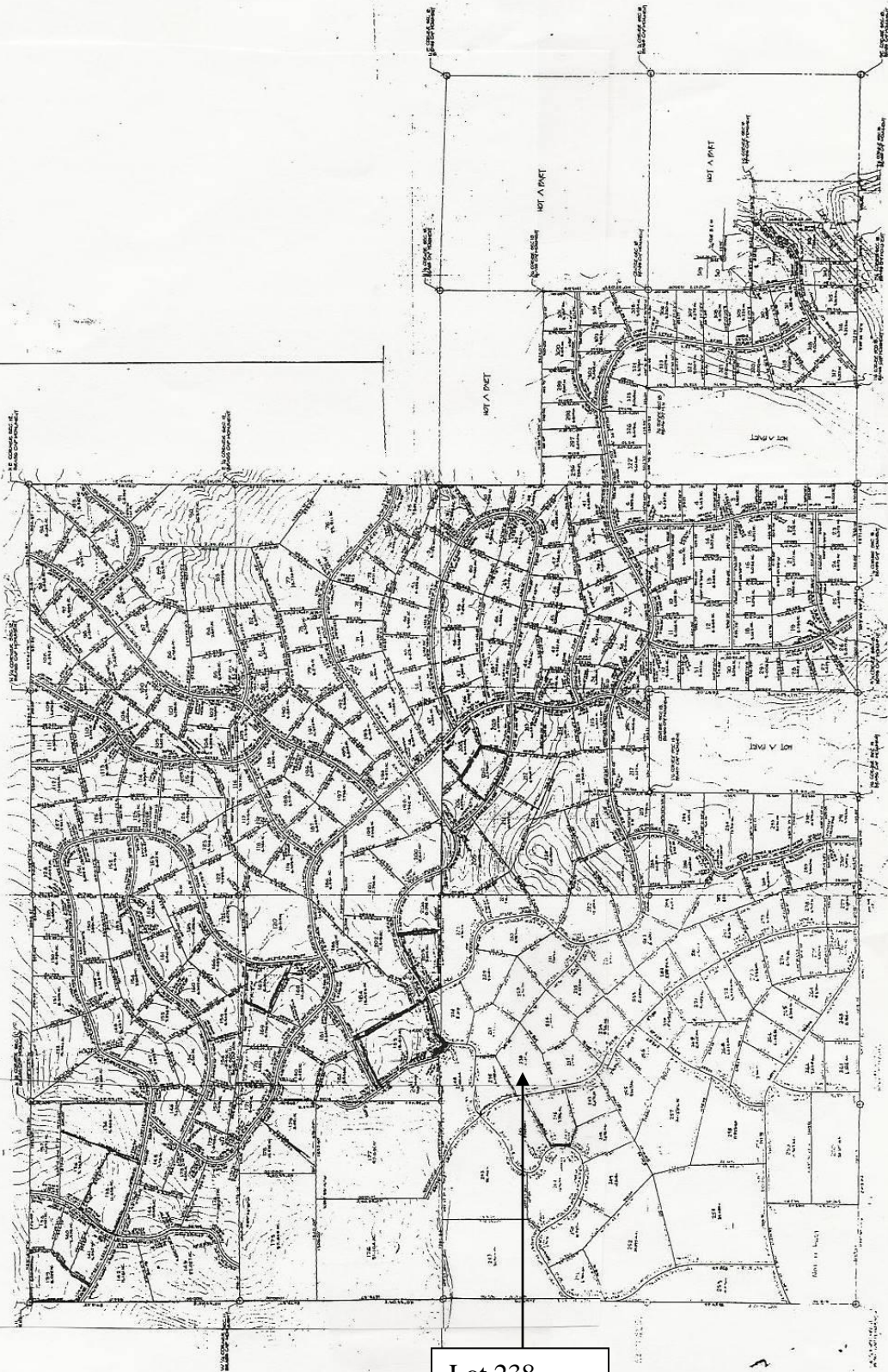
Listing Agent: Bowen, Toni **Cell:** 406 570-9233 **Email:** toni@erlandmark.com
Bowen, Don **Cell:** 406 581-2991 **Email:** arrow@3rivers.net

A PORTION OF
THE SHING MOUNTAINS I
 A SUBDIVISION

SITUATED IN SEC. 11, 12, THE N/2, W/2 SW/4, SE/4 OF SEC. 13
 & SEC. 14, T7S, R2W; THE S/2 NW/4, E/2 SW/4, SW/4 SE/4
 OF SEC. 18, T7S, R1W, P.M.A., MADISON COUNTY MONTANA

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Lot 238
 Antler Trail

TOPOGRAPHIC SURVEY - MADISON CO. MONTANA		