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LAND

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

Lot #/Address: Lot 13, Slide Rock Road **Price:** \$185,000

Subdivision: Sportsman's Paradise, Wagon Track

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

Terms: Cash; New financing

Residential: **Ranch:** **Commercial:** **Lot Size:** 20 Acres

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

Covenants/Restrictions: Yes **Zoning:** Residential **Taxes :** \$40.44 Year:2019

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

Water/Mineral Rights: _____ **HOA dues:** _____ **Sewage:** **Public** **Private**

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

- Great recreational property bordering the Nat. Forest, near Mile Creek Trail head, in the Henry Mountains.
- Abundant wildlife and lots of opportunity for hunting and hiking.
- Approximately 30 minutes to Yellowstone Park.
- Seasonal access. Power is less than 2 miles away.
- Close to Cliff and Wade Lakes, the Madison River and Quake Lake.
- Perfect place to build your solar cabin and enjoy nature at its finest!
- All corners are pinned.



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.

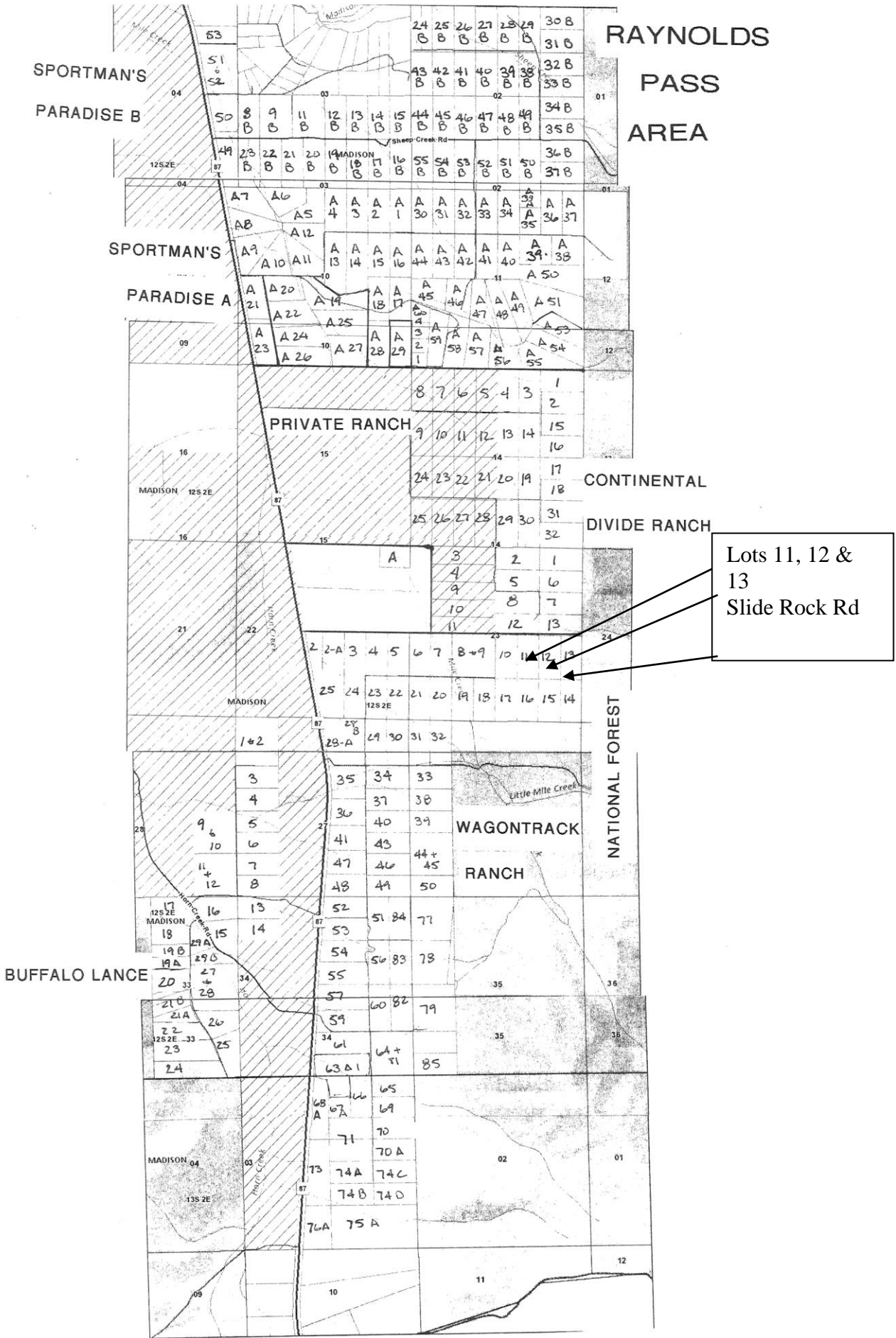
SW MT MLS #: 300855 **SELLER:** Pierce

Virtual Tour Link <http://www.itourmedia.com/display/index/481934>

Legal Description: Sportsman's Paradise – Wagon Track, Lot 13, Sec 23, T12 S, R02 E, E2NE4SE4

Google Earth Coordinates: Lat 44.773034 ° Lon -111.437347 ° **Elevation:** 7,095'

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



**REYNOLDS
PASS
AREA**

SPORTSMAN'S
PARADISE B

SPORTSMAN'S
PARADISE A

PRIVATE RANCH

CONTINENTAL
DIVIDE RANCH

WAGONTRACK
RANCH

BUFFALO LANCE

Lots 11, 12 &
13
Slide Rock Rd

NATIONAL FOREST