



219 E. MAIN STREET,
P.O. Box 546, ENNIS MT 59729
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LAND

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

Lot #/Address: Lot 27 Price: \$85,000
Subdivision: Sky View Subdivision
Town: Ennis Zip Code: 59729 County: Madison
Terms: Cash; New Financing
Residential: Ranch: Commercial: Lot Size: 1.38 Acres
Improvements to the Property: _____ Public Land: No
Covenants/Restrictions: Yes Zoning: Residential Taxes : \$204.25 Year: 2019
Water: Public Private Well: Depth: _____ GPM: _____ Live Water: Pond
Water/Mineral Rights: No Sewage: Public Private
Power: To Lot Phone: To Lot Road: Gravel Fenced: no



- Well-planned and located residential subdivision just north of Ennis consisting of 84 lots from 1 to 3 acres.
- Property features spectacular views, 3 park areas with trail systems, recreational ponds, cart path to Madison Meadows- a 9-hole golf course, underground utilities, good protective covenants, plus septic and well approvals.
- This lot borders the large pond and is close to the golf course access.
- Elevated Sand Mounds required for septic system.

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 #: 322063 Seller Name: Eagle's Nest Financial
Virtual Tour Link <http://www.itourmedia.com/display/index/254157>
Legal Description: Sky View Subdivision, Lot 30, Section 32, T5S R1W
Google Earth Coordinates: 45.3610264°, -111.743165° Elevation: 4,946'
Listing Agent: Toni Bowen Cell: 406-570-9233 Email: toni@erlandmark.com

GATEWAY

ENGINEERING & SURVEYING
 2020 CHARLOTTE ST.
 BOZEMAN, MT 59718
 406.587.7676

Pintail Ridge
 Common Area
 1± Acres

Tract 2
 COS #1702FC

L-M 4

L-M 3

L-M 2

L-M 1

s/T 7

s/T 6

s/T 5

s/T 4

s/T 3

s/T 2

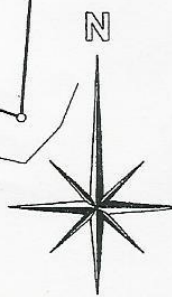
s/T 1

Access to U.S. Hwy. 287
 Approx. 1,000 ft

Remainder
 Tract 3
 COS #1711-BA
 11.81± Acres

Tract 2
 COS #

0 100 300 600 1000



Pintail Ridge
 Subdivision

Range View Commercial Park

Access to U.S. Hwy. 287
 Approx. 1,000 ft

Remainder
 Tract 3
 COS #1711-BA
 11.81± Acres

Tract 2
 COS #

0 100 300 600 1000

Valley Garden Golf Village