



219 E. MAIN STREET,
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LAND

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

Lot #/Address: Lot 30 Price: \$85,000
Subdivision: Sky View Subdivision
Town: Ennis Zip Code: 59729 County: Madison
Terms: Cash; New Financing; Owner financing with 20% down 5% Interest
Residential: Ranch: Commercial: Lot Size: 1.31 Acres
Improvements to the Property: _____ Public Land: No
Covenants/Restrictions: Yes Zoning: Residential Taxes: \$202.19 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 perfectly 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 #: 322081 Seller: Eagles Nest Financial

Virtual Tour Link <http://www.itourmedia.com/display/index/625477>

Legal Description: Sky View Subdivision, Lot 30, Section 32, T5S R1W

Google Earth Coordinates: 45.3626380442°, -111.741854906° 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

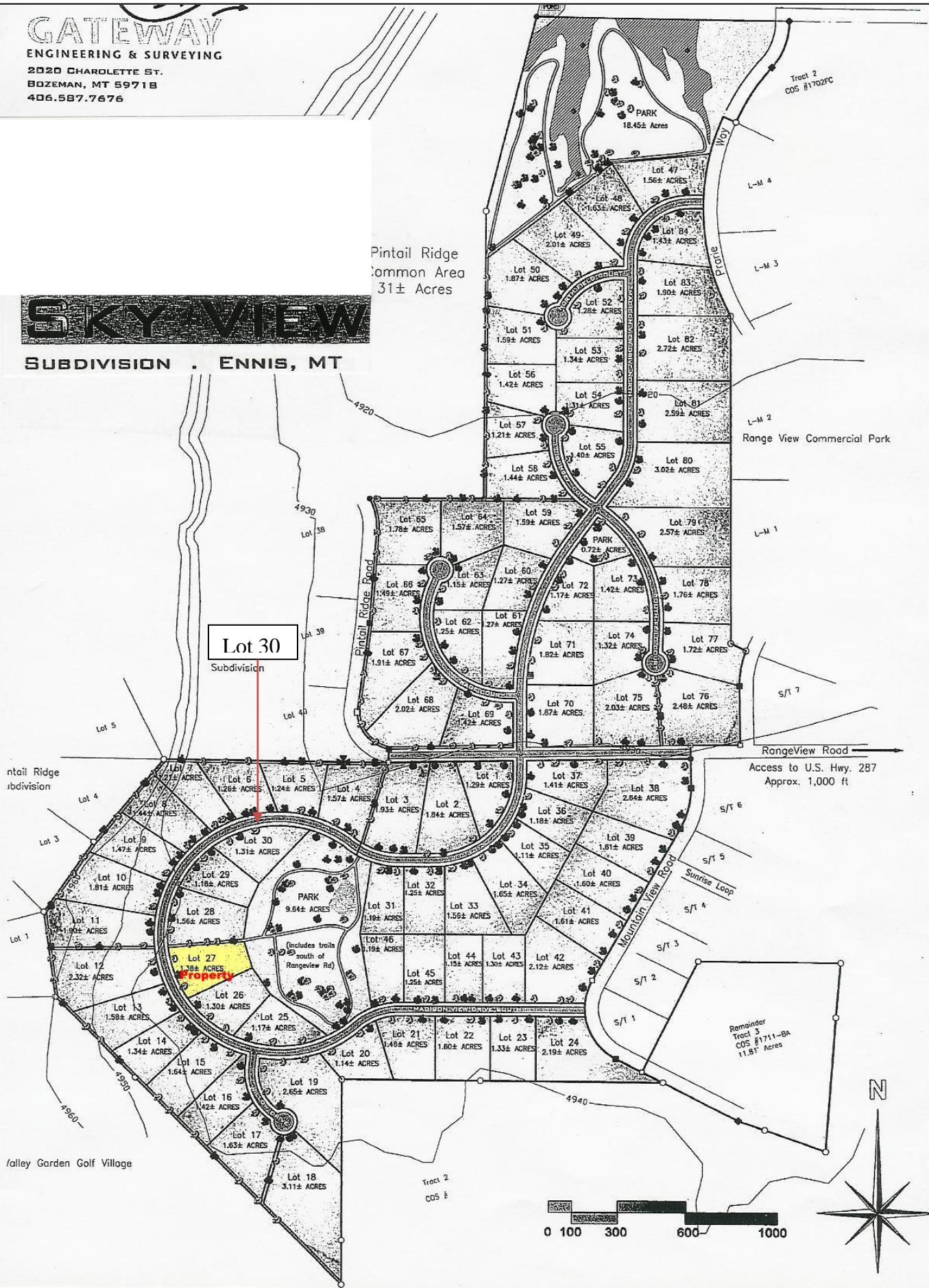
SKYVIEW

SUBDIVISION . ENNIS, MT

Pintail Ridge
Common Area
31± Acres

Lot 30

Subdivision



Pintail Ridge
Subdivision

Range View Commercial Park

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

Valley Garden Golf Village

Tract 2
COS #

Remainder
Tract 3
COS #1711-BA
11.81± Acres

