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LAND

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

Lot #/Address: Lot 69, at 8 Hilltop Trail **Price** \$65,500

Subdivision: Shining Mountains I

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

Terms: Cash; New financing

Residential: **Ranch:** **Commercial:** **Lot Size:** 5.463 acres

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

Covenants/Restrictions: yes **Zoning:** Rural residential **Taxes :** \$147.26 2019

Water: **Public** **Private** **Well:** Depth: 265' GPM: 20 **Live Water:** _____

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

Power: On border **Phone:** available **Road:** gravel **Fenced:** _____

- Elevated lot with great mountain views
- Just one lot off main Loop Road
- Good year around access
- Power runs along southern boundary
- Lot already has a 265' well with 20 GPM
- Exclusive access to Haypress Lakes in the Gravelly Range for property owners
- Close to great hunting, fishing, hiking, trail riding, exploring...
- Less than 10 miles from Ennis



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.

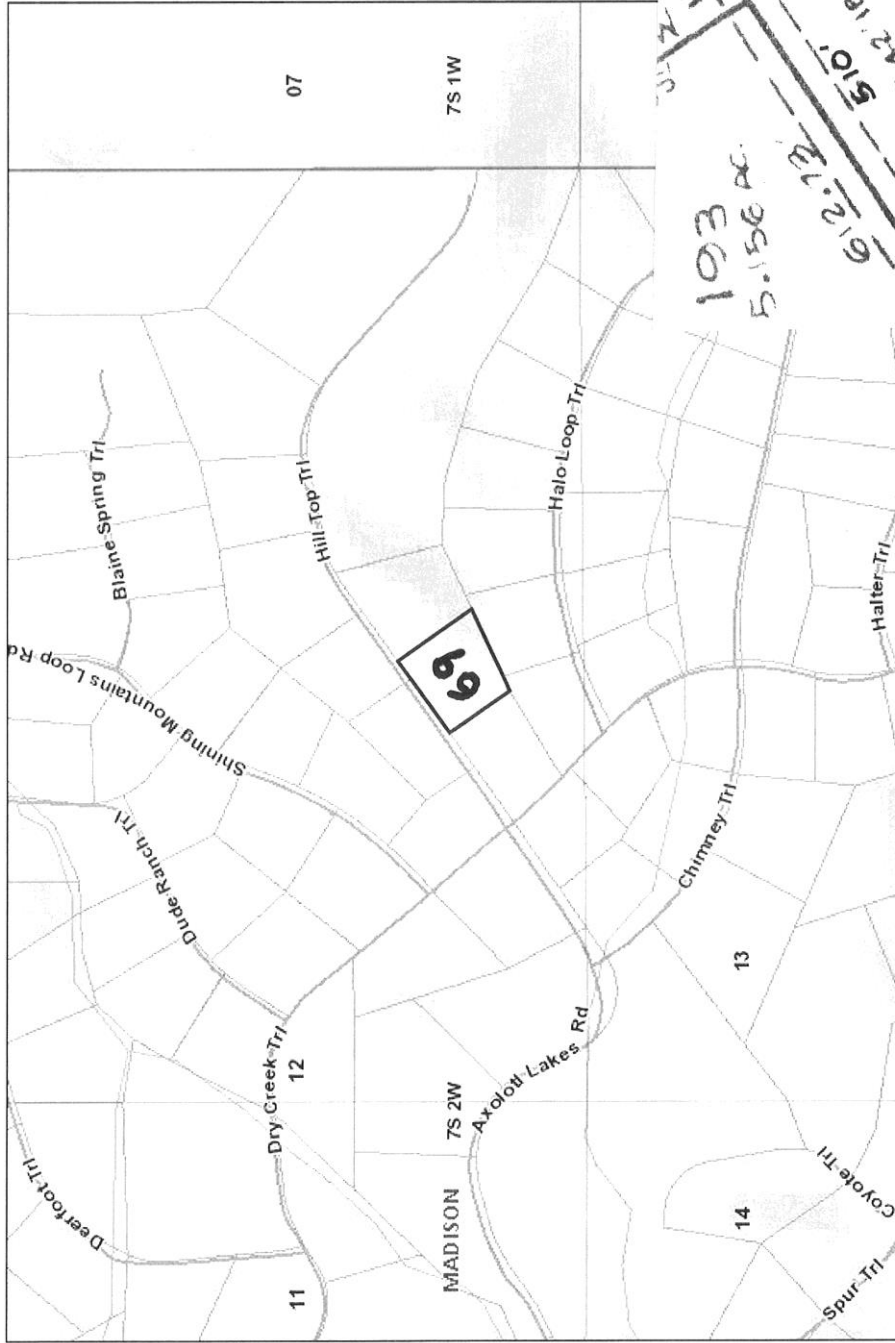
BIG SKY MLS 330846 **Seller:** Heaton

Virtual Tour Link <https://www.itourmedia.com/display/index/1218855>

Legal Description: Shining Mountains I, Sec 12, T07 S, R02 W, Lot 69, Plat 4/41

Google Earth Coordinates: Lat 45.234772 ° Lon -111.792510 ° **Elevation:** 5.664'

Listing Agent: Toni Bowen **Cell:** 406 570-9233 **Email:** arrow@3rivers.net



Shining Mountains I