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LAND

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

**Lot #/Address:** Lot 138, Gravelly Trail **Price:** \$ 89,500

**Subdivision:** Madison River Ranches #1

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

**Terms:** Cash; New financing

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

**Improvements to the Property:** \_\_\_\_\_ **Public Land:** Near by

**Covenants/Restrictions:** yes **Zoning:** Rural residential **Taxes :** \$40.44 Year:2019

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

**Water/Mineral Rights:** \_\_\_\_\_ **HOA dues:** \$280/year **Sewage:** **Public**  **Private**

**Power:** Lot corner **Phone:** \_\_\_\_\_ **Road:** gravel **Fenced:** \_\_\_\_\_



Spectacular 360° views of mountains and valley. Power to corner of lot. Lots of good building sites. Property owners have exclusive use of 55-acre common area park along the Madison River for great fishing access, below \$3 Bridge. Subdivision has 2 gated access points for good security. Close to Cliff and Wade Lakes and National Forest. Seasonal access into this area. Snowmobile only from Dec – March.

**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** # 333629 **SELLER:** Miller

**Virtual Tour Link** <https://www.itourmedia.com/display/index/1304140>

**Legal Description:** Madison River Ranches #1, Lot 138, S01, T12 S, R01 E, COS 7/859A

**Google Earth Coordinates:** Lat 45.44.818851° Lon -111.554146° **Elevation:** 6,622'

**Listing Agent:** Bowens **Cell:** 406-570-9233 Toni **Email:** [toni@erlandmark.com](mailto:toni@erlandmark.com)  
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# Madison River Ranch

