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LAND

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

**Lot #/Address:** Lot 250, Holly Creek Trail **Price:** \$59,500

**Subdivision:** Shining Mountains I

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

**Terms:** Cash; New financing

**Residential:**  **Ranch:**  **Commercial:**  **Lot Size:** 10.027 acres

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

**Covenants/Restrictions:** yes **Zoning:** Rural residential **Taxes:** \$197.56 Year:2019

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

**Water/Mineral Rights:** \_\_\_\_\_ **HOA dues:** 100 year **Sewage:** **Public**  **Private**

**Power:** available **Phone:** \_\_\_\_\_ **Road:** gravel **Fenced:** \_\_\_\_\_

- Very special lot with spectacular views of valley and mountains
- Scattered trees
- Interesting topography
- Power available at next lot
- Several great building sites
- Good 2-track road
- Limited winter access
- Property owners have exclusive access to private stocked Haypress Lakes and hunting areas in Shining Mountains III, behind a locked gate.
- Shining Mountains HOA imposes a \$2500 impact fee prior to construction.



**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 #:** 339518 **SELLER:** Moser

**Virtual Tour Link** <https://www.itourmedia.com/display/index/1596568>

**Legal Description:** Shining Mountains Sub No 1, S14, T07 S, R02W, Lot 250, 10.027 acres, Plat 4/41

**Google Earth Coordinates:** Lat 45.45.228201° Lon -111.819128 ° **Elevation:** 6,107'

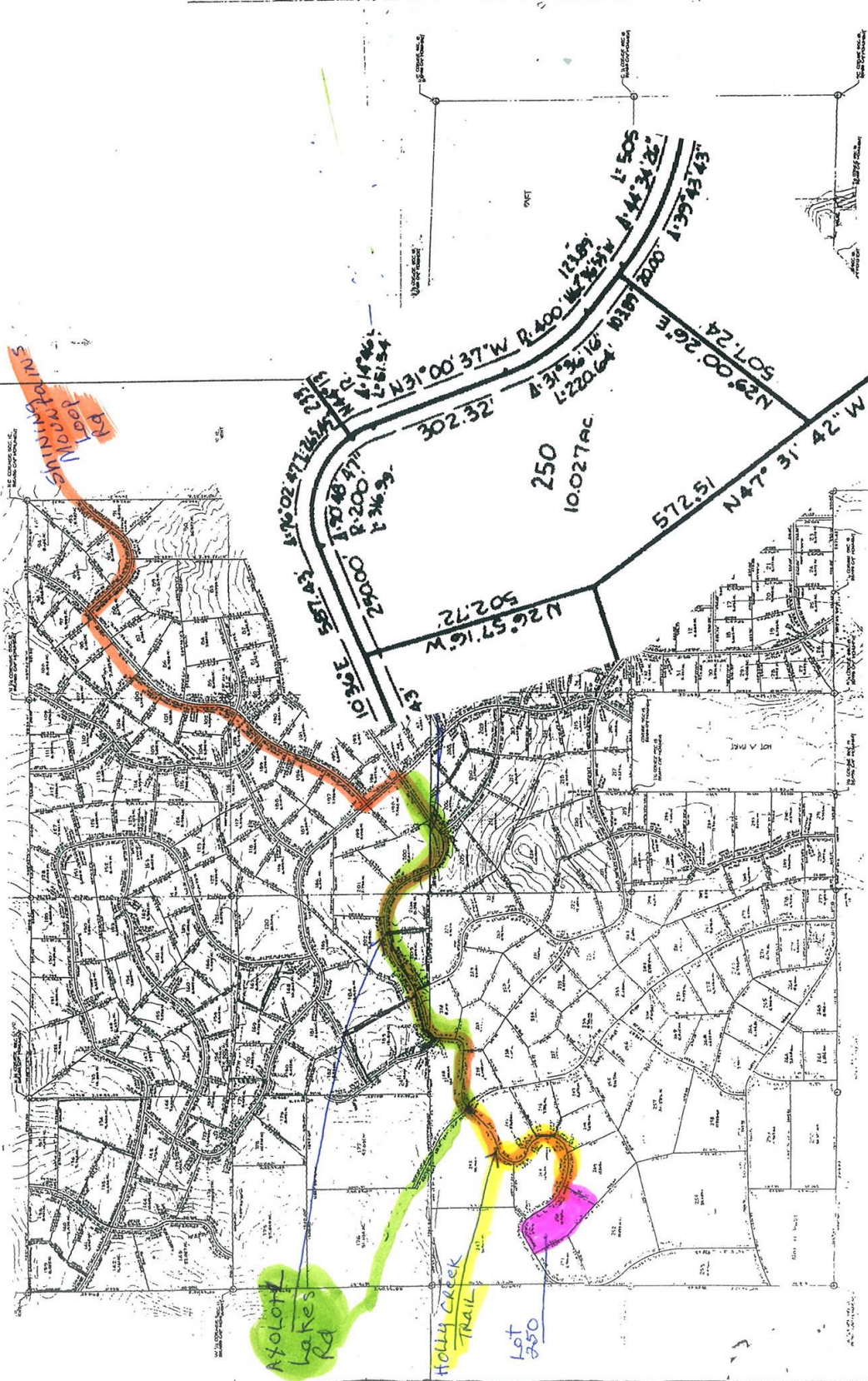
**Listing Agent:** Bowens **Cell:** 406-570-9233 Toni **Email:** [toni@eralandmark.com](mailto:toni@eralandmark.com)  
406 581-2991 Don [arrow@3rivers.net](mailto:arrow@3rivers.net)

A PORTION OF  
THE SHINING MOUNTAINS  
A SUBDIVISION

SITUATED IN SEC. 11, 2, THE N 1/2, W 1/2 SW 1/4, SE 1/4 OF SEC. 13  
8 SEC. 14, T.7S., R.2W.; THE S 1/2 NW 1/4, E 1/2 SW 1/4, SW 1/4 S 1/4  
OF SEC. 16, T.7S., R.1W., P.M.M., MADISON COUNTY MONTANA

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