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LAND

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

**Lot #/Address:** Lots 1, 2 and 3, Block 2, Loop Lane **Price** \$405,000

**Subdivision:** Hebgen Lake Subdivision # 1

**Town:** West Yellowstone **Zip Code:** 59758 **County:** Madison

**Terms:** Cash; New financing

**Residential:**  **Ranch:**  **Commercial:**  **Lot Size:** 2.503 acres

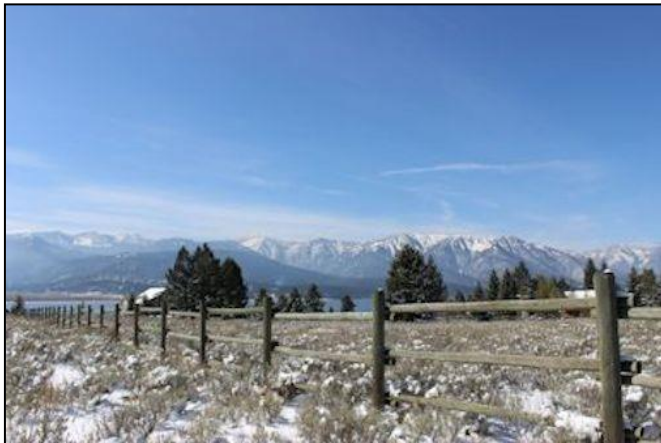
**Improvements to the Property:** **Public Land:**

**Covenants/Restrictions:** yes **Zoning:** Rural residential **Taxes :** \$2,030

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

**Water/Mineral Rights:**  **HOA dues:** 0 **Sewage:** **Public**  **Private**

**Power:** To lots **Phone:** To lots **Road:** Gravel **Fenced:** Partially log rail



**Hebgen Lake views from this spectacular property in a beautiful setting. Perfect location for a special vacation home or build 3 cabins – one on each of the 3 lots! Hebgen Lake is approx. 15 mi. long, 4 mi. wide and is the premier stillwater fishing lake in Montana! Just 55 miles south of Ennis and 17 miles from Yellowstone National Park & West Yellowstone. This is premium property in an area surrounded by National forest where very little private land is ever available. A special, hard-to-find gem.**

**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** 340987 **SELLER:** Carter

**Virtual Tour Link**

**Legal Description:** Hebgen Lake Subdivision # 1, Block 2, Lot 1, 2, 3, Plat G-11, S05, T12S, R04E

**Google Earth Coordinates:** Lat 44.819881° Lon -111.258364° **Elevation:** 6,615'

**Listing Agent:** Toni Bowen **Cell:** 406 570-9233 **Email:** arrow@3rivers.net  
Don Bowen **Cell:** 406 581-2991

# HEBGEN LAKE SUBDIVISION #1, Lots 1, 2 and 3

