



219 E. MAIN STREET,
 P.O. Box 546, ENNIS MT 59729
www.arrowreal.com
arrow@erlandmark.com
 (406) 682-4290

LAND

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

Lot #/Address: Lot 31, Sec. 35, Hippe Lane South **Price** \$119,500
Subdivision: Lonesome Dove
Town: Cameron **Zip Code:** 59720 **County:** Madison
Terms: Cash; New financing
Residential: **Ranch:** **Commercial:** **Lot Size:** 20.280 Acres
Improvements to the Property: **Public Land:**
Covenants/Restrictions: Yes **Zoning:** Residential **Taxes :** \$40.97 2019
Water: **Public** **Private** **Well:** Depth: GPM: **Live Water:** _____
Water/Mineral Rights: _____ HOA \$175 Yr. **Sewage:** **Public** **Private**
Power: To lot **Phone:** To lot **Road:** Gravel **Fenced:** _____

- Breathtaking Views
- Short distance from the Madison River
- Close to prime hunting, fishing, hiking, etc.
- Lots of elbow room
- Centrally located to everything in the Madison Valley
- Borders a large ranch to the west
- Unobstructed views to the west
- On dead-end road - very private
- Underground power and phone & fiber optic cable
- Good covenants to protect property values
- Well managed HOA
- Good roads

Looking south along western boundary



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 342639 **Seller:** Gateway Freedom

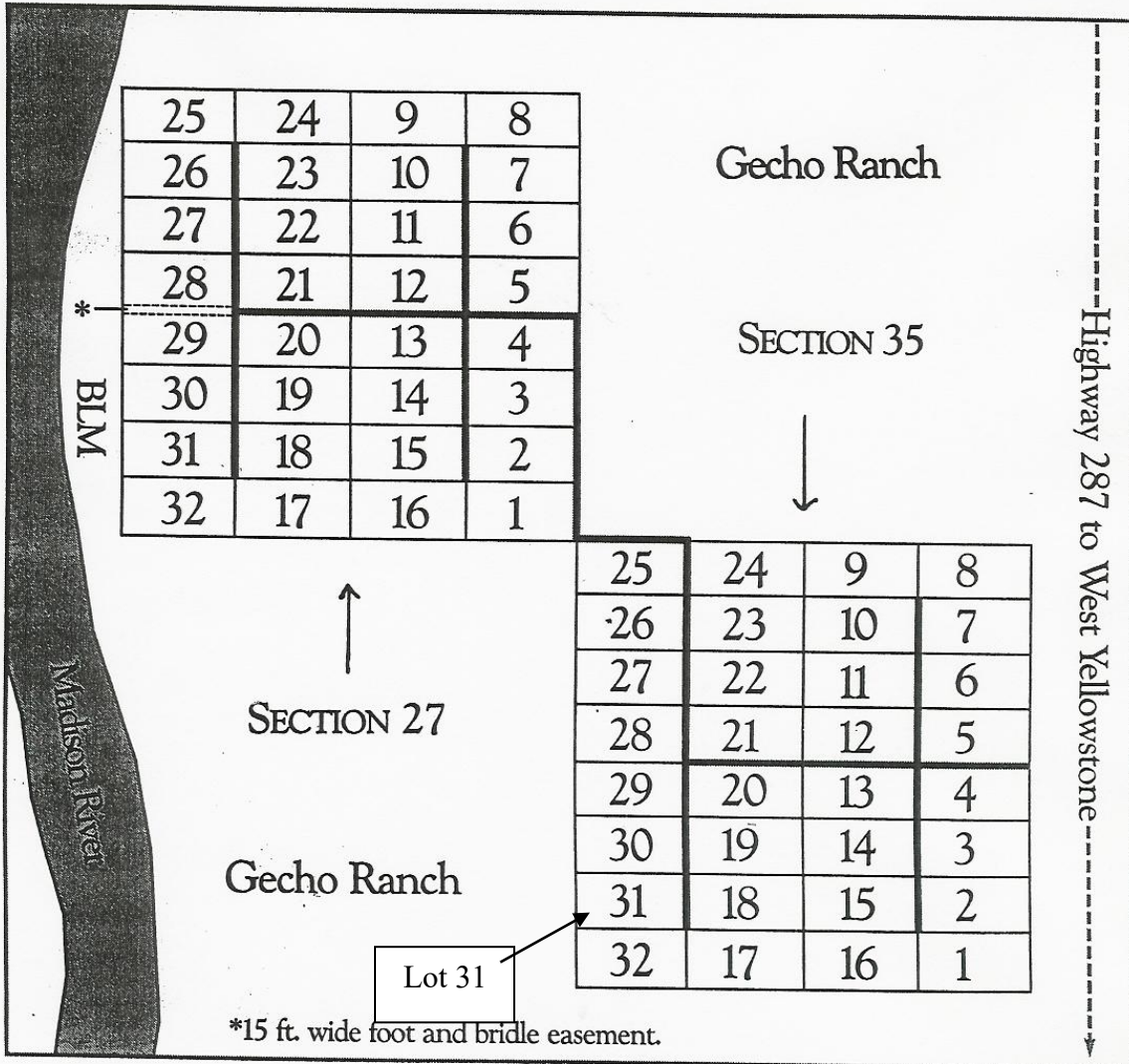
Virtual Tour Link <https://videos.era.com/lot-31-sec-35-lonesome-dove-ranch-cameron-mt-59720/MLS-342639?type=nb>

Legal Description: Lonesome Dove Ranch, S35, T07 S, R01 W, Lot 31, Acres 20.28, Plat 4/230

Google Earth Coordinates: Lat 45.177150 ° Lon -111.697043 ° **Elevation:** 5,430'

Listing Agent: Toni Bowen **Cell:** (406) 570-9233 **Email:** toni@erlandmark.com

Lonesome Dove R·A·N·C·H



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