

# Cross Property All Fields Detail

Listing


## CONFIDENTIAL DOCUMENT - BIG SKY COUNTRY MLS MEMBER USE ONLY ALL FIELDS DETAIL REPORT

**MLS#:** 384157 **Class:** Land  
**Status:** Active **Type:** Vacant Land  
**Asking Price:** \$1,050,000 **# of Acres:** 10.110  
**Original Price:** \$1,050,000 **Price/Acre:** \$103,858  
**Address:** Lot 2-B Uline Bench  
**City:** Cameron  
**State:** MT  
**Zip:** 59720  
**Area:** 7MM - Madison - Madison Vly  
**County:** Madison  
**Subd/Complex:** Uline Bench  
**Legal:** Uline Bench Parcel 2-B in Sec 25, T11S, R01E, C.O.S. 7/603  
**Directions:** Approx. 35 miles S of Ennis, along the Madison River, with locked gate at the highway. Located just N of the Driftwaters Resort & Upper Madison Fire Station, a few miles south of the Grizzly Bar.



Recent: **07/12/2023 : New Listing**

### GENERAL LISTING INFORMATION

<b>Input Date:</b> 07/12/2023 05:07 PM	<b>Update Date:</b> 07/12/2023
<b>Listing Date:</b> 07/12/2023	<b>Expiration Date:</b> 11/30/2023
<b>Agent 1:</b> <a href="tel:406-570-9233">Toni Bowen Ph:406-570-9233</a> 	<b>Administrative Fee:</b>
<b>Office 1:</b> <a href="tel:406-682-4290">ERA Landmark Arrow RE Ph:406-682-4290</a>	<b>Selling Office Comm:</b> 2.25
<b>Agent 2:</b>	<b>Dual/Variable Comm:</b> No
<b>Office 2:</b>	<b>Listing Type:</b> Exclusive Right to Sell
<b>Agent 3:</b>	<b>REO/Short Sale/Foreclosure:</b> Neither
<b>Office 3:</b>	

### PROPERTY DETAILS

<b>Parcel Tax ID#:</b> <a href="#">0027129510</a>	<b>HOA:</b> Subdivision
<b>Additional Parcel Tax IDs</b>	<b>HOA Amount:</b> 300
<b>HOA Fee Includes:</b> Park/Trail Maintenance, Road Maintenance	<b>HOA Pay Period:</b> Yearly
<b>Zoning:</b> RR - Rural Residential	<b>Livestock Permitted:</b> Yes
<b>Possible Use:</b> Recreational, Residential	<b>Flood Plain:</b> No
<b>Mobile Manufactured:</b> Not Allowed	<b>Public Land Adjacent:</b>
<b>Modular:</b> Not Allowed	<b>Covenant Y/N:</b> Yes
<b>Exceptions:</b>	<b>Covenant Description:</b> 1000 SF, x vac rentals
<b>Conservation Easements:</b> No	<b>Ownership:</b> Full
<b>Showing Instructions:</b> Call listing agent to schedule a showing. Behind a locked gate.	

### MISCELLANEOUS

<b>Days On Market:</b> 5	<b>Realtor.com:</b> Yes
<b>CDOM:</b> 5	<b>IDX Include:</b> Yes
<b>Owner Name:</b> Snipper Family Trust	<b>IDX Include Address:</b> Yes
<b>ListHub:</b> Yes	<b>VOW Comment:</b> Yes
<b>Automated Valuation:</b> No	

### FEATURES

<b>Fencing:</b>	<b>Area Amenities:</b> Water Amenities
<b>Topography:</b> Rolling	<b>Buyer Responsibility:</b> Electricity, Internet, Private Well, Septic, Telephone
<b>View:</b> Mountains, Rural, Stream,Creek,River	<b>Utility Services:</b> Electricity to Lot, Fiber Optic, Natural Gas Unavailable
<b>Road Access:</b> Paved	<b>Water Amenity On/Adj:</b> River

### AGENT INFORMATION

#### Agent Only Remarks

### PUBLIC INFORMATION

#### Public Remarks

Lot 2-B has magnificent Madison River + mountain views + excellent fishing from this premier 10-acre lot, near the "Big Bend" on the river. Build your dream home on the bench with magnificent views of the rock cliffs on the opposite shore, across a wide stretch of river. Access the river by a trail down to a common area with exclusive use of 1 mile of shoreline - no public access from land. Easy, year-around access from US Hwy 287, through a private locked gate, via a gravel road, down to a perfect building site, with up- and down- river views, as well as views of the Madison and Gravelly Mountain Ranges. There is power available along the lot line with Lot 2-A. Well on adjoining lot to the north is 180' deep with 20 GPM. Well at the house to the south, on 3-B, is 93' deep with 30 GPM! There is fiber optic cable available along the highway. Close proximity to Yellowstone National Park, surrounding National Forest lands, Hebgen Reservoir, Earthquake Lake, Henry's Lake, and Cliff & Wade Lakes. Ennis "Big Sky Airport," servicing private aircraft, is 30 minutes' drive north, and West Yellowstone's airport, approx. 30 minutes' drive to the east, has multiple daily commercial flights during the summer. Wildlife visitors abound on the property. Must see to truly appreciate the possibilities. This is a gentle stretch of the Madison River, a much-coveted area to fish and soak up the views. Best lot! Best water!

### FINANCIALS

<b>Tax Year:</b> 2023	<b>Terms Acceptable:</b> 3rd Party Financing, Cash
<b>Apx Tax Amt:</b> \$506	<b>Preferred Title Company:</b> Flying S title - Ennis
<b>Assumable:</b>	<b>Owner Financing:</b>
<b>SID/RID:</b> No	

Possession: Recording of Deed

Financial Comments:

Prepared By: Toni Bowen

Date Printed: 07/17/2023

 Property History

Lot 2-B Uline Bench, Cameron, MT 59720

MLS# [384157](#)

Prop. Type: LND/Vacant Land

CDOM: 5

List Office: [ERA Landmark Arrow RE](#)



DOM	Price	Change Type	Effective	Chg Info	Chg Timestamp
	\$1,050,000	New Listing	07/12/23	->A	07/12/23 05:07 PM

MLS# [182099](#)

Prop. Type: LND/Vacant Land

CDOM: 855

List Office: [ERA Landmark Arrow Real Estate](#)

DOM	Price	Change Type	Effective	Chg Info	Chg Timestamp
	\$429,000	Cancelled/Terminated	06/05/14	A->CNLTRM	06/05/14 08:26 PM
	\$429,000	Price Decrease	08/31/12	\$499,000->\$429,000	08/31/12 05:11 PM
	\$499,000	New Listing	02/01/12	->A	02/17/12 11:17 PM