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LAND

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

Lot #/Address: Lot 38 **Price:** \$133,500

Subdivision: Sphinx Mountain

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

Terms: Cash; new financing

Residential: **Ranch:** **Commercial:** **Lot Size:** 22.79 Acres

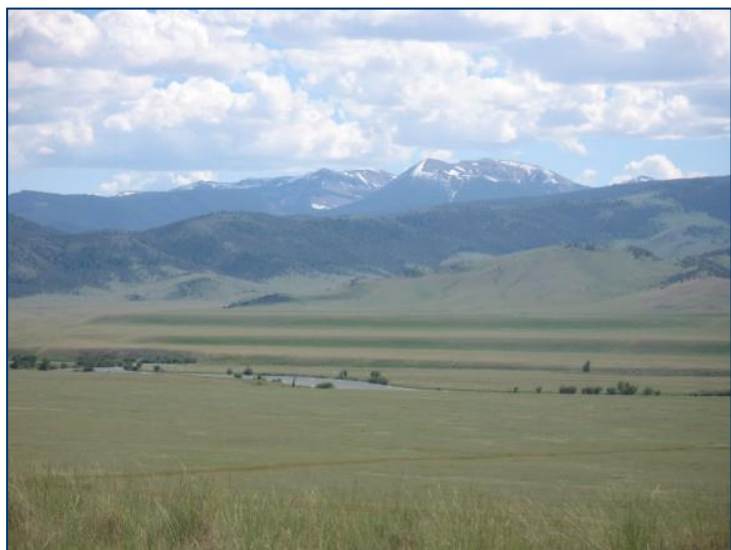
Improvements to the Property: None **Public Land:** No

Covenants/Restrictions: Yes **Zoning:** Residential **Taxes :** \$46.15 **Year:** 2019

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

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

Power: To lot **Phone:** To lot **Road:** Gravel **Fenced:** One side



- Fabulous 360° views of mountains & the Madison River, from this great bench lot
- Bordered by a ranch on the north side
- Power to the lot!
- Access to the Madison River
- End of road privacy

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 322282 **Seller:** Klatt

Virtual Tour Link <http://www.itourmedia.com/display/index/637577>

Legal Description: Sphinx Mountain, Tract 38, T08S, R01W, Section 03

Google Earth Coordinates: Lat 45.173377°, Lon -111.702322° **Elevation:** 5,441'

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

(PE-LS 3927 ES)

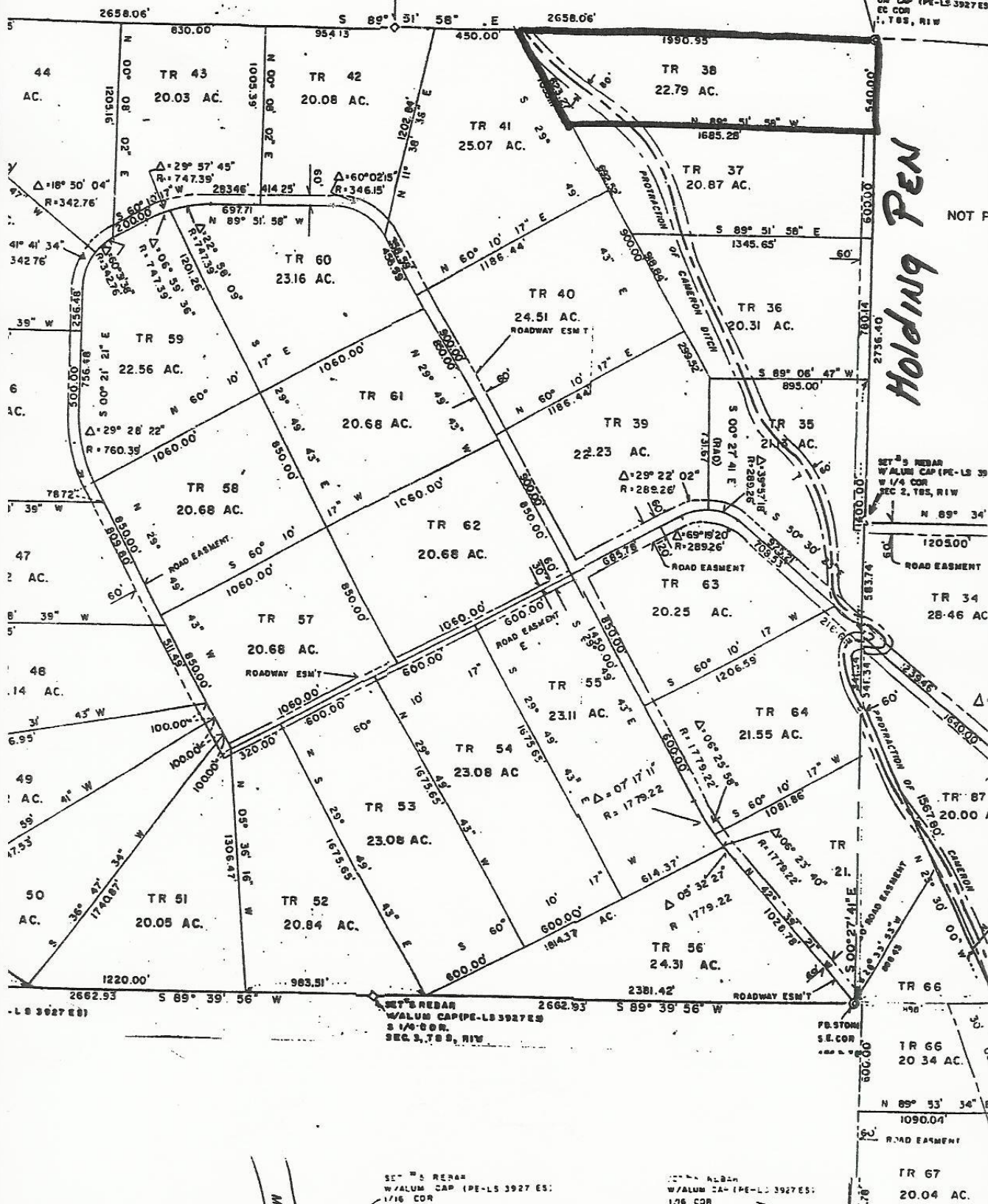
SET'S REBAR
W/ALUM CAP (PE-LS 3927 ES)
N 1/4 COR
SEC 3, T8S, R1W

RANCH

FB STONE
N.E. COR

L.D.

SEC 3, T8S
REBAR
UN CAP (PE-LS 3927 ES)
E.C. COR
T. T8S, R1W



Holding Pen

NOT P

SET'S REBAR
W/ALUM CAP (PE-LS 3927 ES)
1/16 COR

ALBAM
W/ALUM CAP (PE-LS 3927 ES)
1/16 COR

FB STONE
S.E. COR