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LAND

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

Lot #/Address: Lot 56, Hayfield Loop Trail **Price:** \$159,000

Subdivision: Shining Mountains II

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

Terms: Cash; New financing; possible owner financing with 25% down, 5% interest

Residential: **Ranch:** **Commercial:** **Lot Size:** 5.145 acres

Improvements to the Property: Partially fenced **Public Land:** _____

Covenants/Restrictions: yes **Zoning:** residential **Taxes:** \$172.17 Year: 2016

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

Water/Mineral Rights: Irrigation water rights **HOA dues:** \$100/yr **Sewage:** **Public** **Private**

Power: At road **Phone:** At road **Road:** gravel **Fenced:** Partial log rail



Spectacular, unobstructed views from this bench lot, overlooking Wigwam Creek drainage and the Bar 7 Ranch below, with the Madison Valley and Sphinx Mountain in the background. Great location to build your dream home. Neighboring wells are 161', 250' and 288' deep. This lot has irrigation water rights from the seasonal ditch at the lower end of the lot. Property owners in Shining Mountains get exclusive access to the Haypress Lakes, behind a locked gate, for great fishing and hunting.

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 #: 209240 **DATE LISTED:** 10/9/15 **SELLER:** Slattery

Virtual Tour Link _____

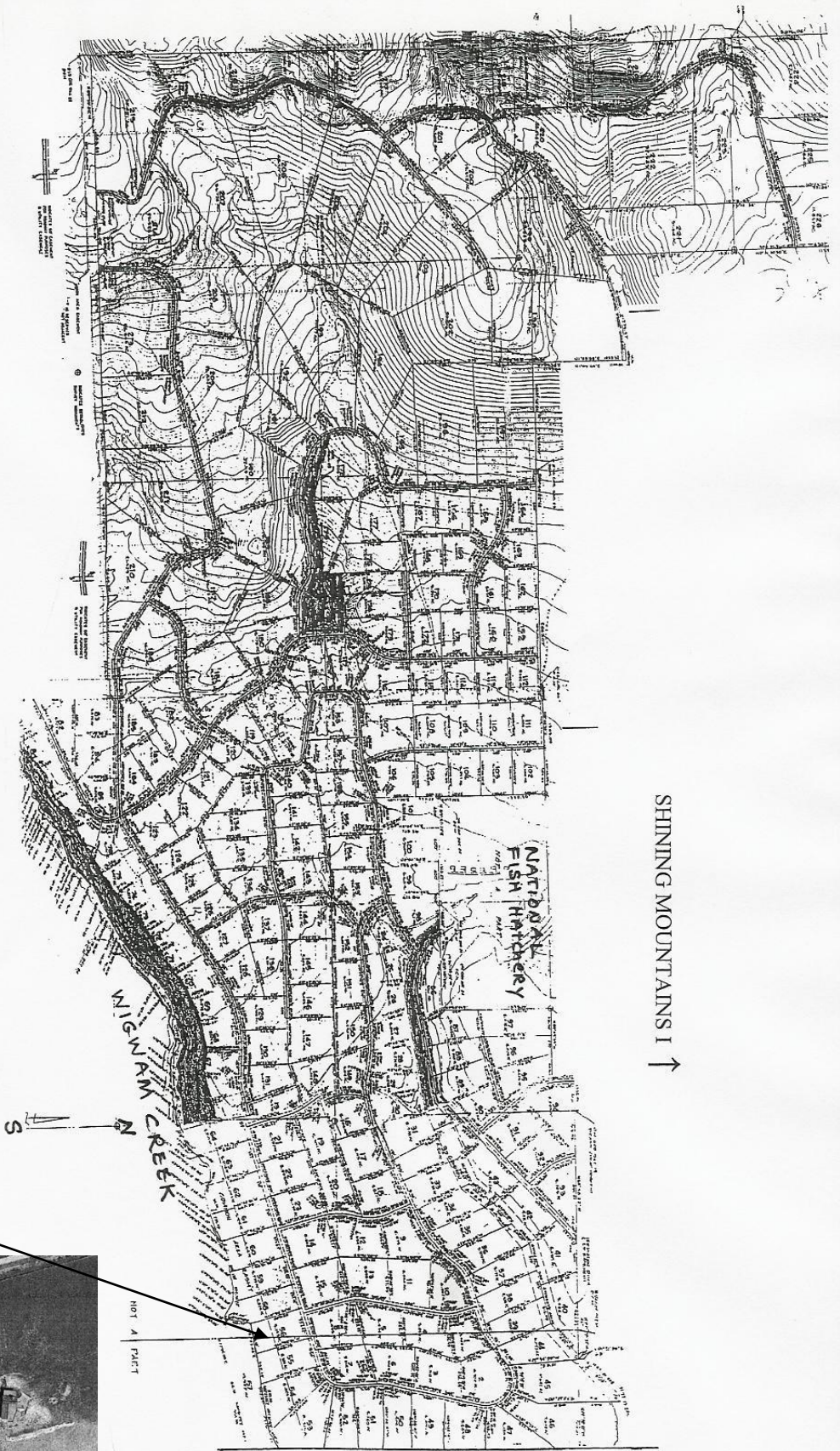
Legal Description: Shining Mountains II, Lot 56, Sec. 19, T07 S, R01 W, Plat 4/50

Google Earth Coordinates: Lat 45.209455 ° Lon -111.772307 ° **Elevation:** 5,455'

Listing Agent: Bowens **Cell:** 406-570-9233 Toni **Email:** toni@erlandmark.com
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SHINING MOUNTAINS II

SHINING MOUNTAINS I ↑



Bar 7 Ranch
Conservation Easement

Lot 56

