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LAND

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

**Lot #/Address:** Lot 27 **Price:** \$249,500

**Subdivision:** Madison River Ranches

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

**Terms:** Cash; New financing

**Residential:**  **Ranch:**  **Commercial:**  **Lot Size:** 20.02

**Improvements to the Property:** none **Public Land:** Yes - NFS

**Covenants/Restrictions:** Yes **Zoning:** residential **Taxes :** \$81.41 Year:2019

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

**Water/Mineral Rights:**  **HOA dues:** 200 **Sewage:** **Public**  **Private**

**Power:** At road **Phone:** At road **Road:** gravel **Fenced:**

- The only lot in MRR currently for sale along the upper ridge
- Borders National Forest Service land
- Overlooks Wade Lake
- Trees along the ridge
- Power along the road
- Great location near the back gate, closer to Cliff and Wade Lakes and access t the Nat. Forest
- Property owners have access to 50-acre common area along the Madison River with great fishing access below \$3 Bridge



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 #:** 218977 **SELLER:** Twomey

**Virtual Tour Link** <http://videos.era.com/lot-27-madison-river-ranches-cameron-mt-59720/MLS-21897>

**Legal Description:** Madison River Ranches #1, Parcel 27, S12, T12 S, R01 E, COS 7/859A

**Google Earth Coordinates:** Lat 44.808080° Lon -111.555248° **Elevation:** 6,617"

**Listing Agent:** Bowens, Toni & Don **Cell:** 406-570-9233 Toni  
406 581-2991 Don **Email:** [toni@erlandmark.com](mailto:toni@erlandmark.com)  
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# Madison River Ranch

## Power Lines

