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LAND

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

Lot #/Address: Lot 51, Madison Trail **Price:** \$109,500
Subdivision: Madison River Ranches #1
Town: Cameron **Zip Code:** 59720 **County:** Madison
Terms: Cash; new financing
Residential: **Ranch:** **Commercial:** **Lot Size:** 20.060 acres
Improvements to the Property: Partial fenced, power, gate **Public Land:** _____
Covenants/Restrictions: yes **Zoning:** Rural residential **Taxes :** \$40.44
Water: **Public** **Private** **Well:** Depth: _____ GPM: _____ **Live Water:** _____
Water/Mineral Rights: _____ **HOA dues:** \$280/yr **Sewage:** **Public** **Private**
Power: On lot **Phone:** At road **Road:** gravel **Fenced:** partially



GREAT VIEWS from the edge of the bench

POWER and PHONE to lot

Located near the main gate for good access'

Property owners have exclusive access to 55-acre common area park on the Madison River for great fishing access

A gated community, with good covenants and well managed HOA

Close to Cliff & Wade Lakes and National Forest – great hunting, fishing, hiking, etc.

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 349623 **DATE LISTED:** 8/20/20 **SELLER:** Jackson-Mills

Virtual Tour Link <http://videos.era.com/lot-51-madison-river-ranches-cameron-mt-59720/MLS-349623?type=nb>

Legal Description: Madison River Ranches #1, Lot 51, T12S, R2E, Sec. 6, C.O.S. 7/859

Google Earth Coordinates: Lat 44.818367° Lon -111.529509° **Elevation:** 6,279'

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

Madison River Ranch

