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LAND

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

Lot #/Address: Lot 8, Horseshoe Loop **Price:** \$253,500

Subdivision: Norwegian Creek Estates

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

Terms: Cash; New financing; Possible owner financing w/ 25% down, 6% interest, amortized over 15 years, Balloon in 5 years

Residential: **Ranch:** **Commercial:** **Lot Size:** 21.508 acres

Improvements to the Property: None **Public Land:** Yes

Covenants/Restrictions: Yes **Zoning:** Residential **Taxes :** \$72.02 **Year:** 2018

Water: **Public** **Private** **Well:** Depth: GPM: **Live Water:** None

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

Power: To lot **Phone:** To lot **Road:** Gravel **Fenced:** Partial



- 21+ acres lot has flat building sites and interesting gullies
- Overlooking Norwegian Creek with great views and privacy
- Bordering State Land, giving direct access to fishing, hunting, horseback riding, & hiking (Horses are welcome here!)
- One of the best- if not THE best- lot in the subdivision.
- Approximately 2 miles south of the small ranching community of Harrison and good schools.
- 7 miles to Harrison Lake
- 11 Miles to Pony and National Forest access for wonderful recreational opportunities.

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 #: 198935 **Seller:** Hill **Date Listed:** 6/2/14

Virtual Tour Link <http://www.itourmedia.com/display/index/254128>

Legal Description: Norwegian Creek Estates Subdivision, Lot 8 in Sec. 17, T02 S, R01 W Plat 4/519

Google Earth Coordinates: 45.662456°, -111.745117° **Elevation:** 4,976'

Listing Agent: Teena Lawson **Cell:** 406-539-7254 **Email:** teena@erlandmark.com

x 4938AT

21.6 Acres.
938782.5 Sq.ft.

Lot 2

21.5 Acres.
938149.7 Sq.ft.

Lot 3

21.8 Acres.
941590.9 Sq.ft.

Lot 4

21.7 Acres.
945720.1 Sq.ft.

Lot 5

21.5 Acres.
934443.0 Sq.ft.

Lot 1

Lot 6

21.6 Acres.
939305.1 Sq.ft.

49217

20.1 Acres.
874351.0 Sq.ft.

Lot 15

Lot 16

Lot 7

20.3 Acres.
884644.7 Sq.ft.

Lot 14

20.6 Acres.
885569.5 Sq.ft.

21.5 Acres.
938885.3 Sq.ft.

20.2 Acres.
878815.1 Sq.ft.

49487

Lot 13

Lot 17

Lot 8

20.4 Acres.
889308.3 Sq.ft.

21.5 Acres.
938885.3 Sq.ft.

Lot 18

20.0 Acres.
871878.8 Sq.ft.

20.7 Acres.
903293.3 Sq.ft.

Lot 9 20-727

20.4 Acres.
935689.3 Sq.ft.

Lot 12

Lot 10

287

Lot 11

21.4 Acres.
939114.3 Sq.ft.

22-691

4961T

287

483

4938AT

State
Land