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LAND

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

Lot #/Address: Lot 15, Bowman Lane N. **Price:** \$125,000

Subdivision: Sphinx Mountain Subdivision

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

Terms: Cash; New financing

Residential: **Ranch:** **Commercial:** **Lot Size:** 21.69 Acres

Improvements to the Property: none **Public Land:** _____

Covenants/Restrictions: yes **Zoning:** Residential **Taxes :** \$43.77 **Year:** 2020

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

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

Power: Avail. **Phone:** Avail **Road:** Gravel **Fenced:** _____



- Good access, close to main entrance
- Spectacular 360 ° views
- Sphinx property owners have access to the Madison River through strip of BLM along 2 miles of great fishing water
- Must see to appreciate this special lot

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: # 356121

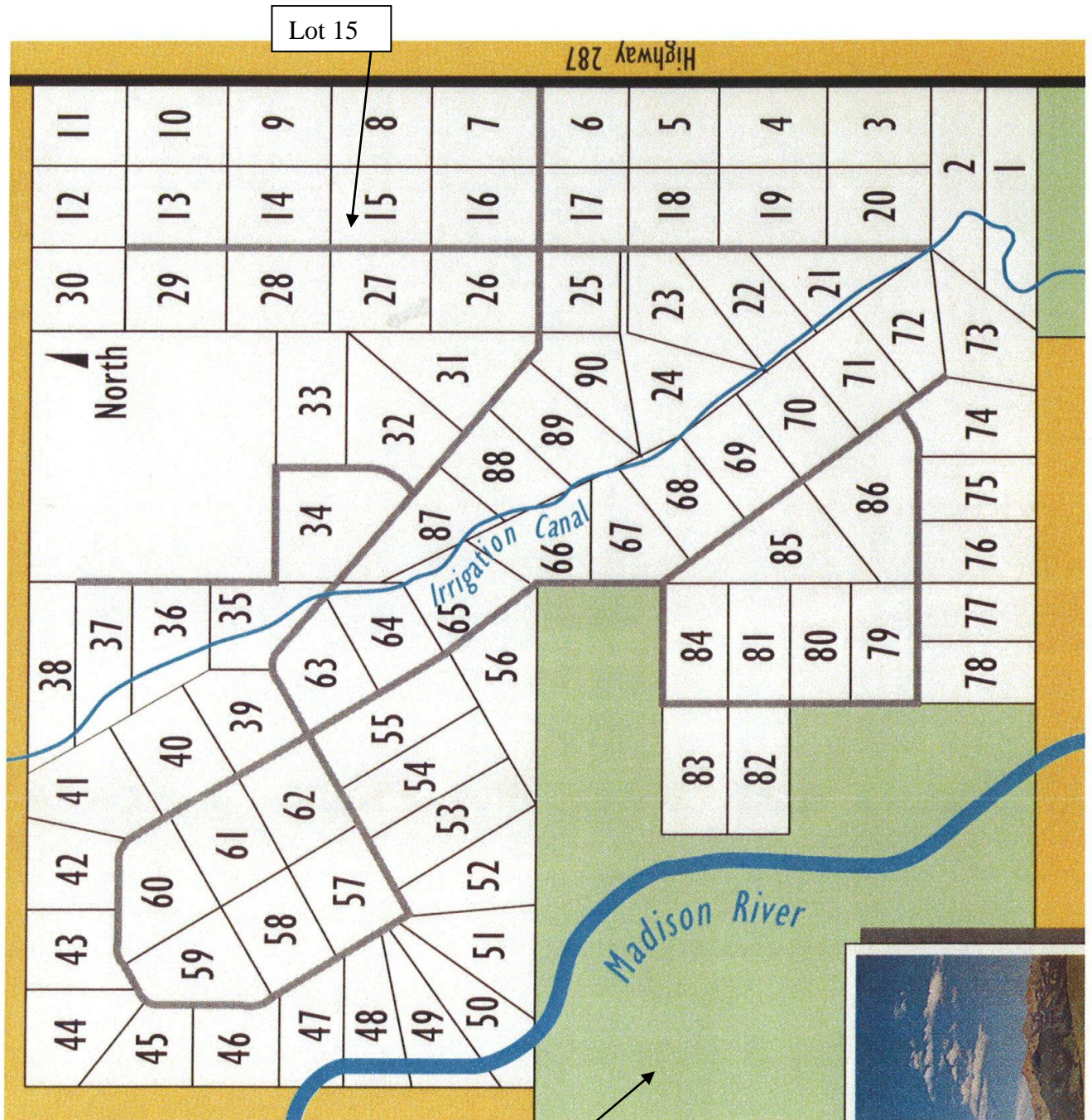
OWNER: Ross

LEGAL DESCRIPTION: S02, T08 S, R01 W, C.O.S. 7/216, Parcel 15, AKA Sphinx Mountain Subdivision, Madison County, Cameron MT 59720

BROKER: Toni Bowen, (406) 570-9233

SPHINX MOUNTAIN SUBDIVISION

CAMERON, MONTANA 59720



Lot 15

BLM