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LAND

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

Lot #/Address: Lots A 54 and A 55 **Price:** \$495,000

Subdivision: Sportsman's Paradise

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

Terms: Cash; New financing; Possible owner financing

Residential: **Ranch:** **Commercial:** **Lot Size:** 40.338 Acres

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

Covenants/Restrictions: Yes **Zoning:** Residential **Taxes :** \$81 Year 2021

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

Water/Mineral Rights: none **HOA dues:** None **Sewage:** **Public** **Private**

Power: Avail. **Phone:** Avail **Road:** Road Not Developed **Fenced:** _____



Recreational property in the southern end of the Madison Valley with easy access to the Sheep Creek Canyon Area. Close to Yellowstone National Park, Quake, Hebgen, Cliff & Wade Lakes and the Madison River. Sheep Creek ditch runs through the lot. Spectacular views near great hunting, fishing, snowmobiling, hiking, trail riding, and more, with end-of-the-road privacy. Build your cabin off-the-grid and get away from it all! Covenants are minimal and no HOA, no dues and no road maintenance. It's every man for himself! *Seasonal access, with by snow mobile in winter months.*

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 #: 365660 **Seller:** Hill

Virtual Tour Link _____

Legal Description: Sportsman's Paradise #6, Parcels A54 & A55 in Sec. 11, T12 S, R02 E, C.O.S. 7/481A

Google Earth Coordinates: 44.798401°, -111.439244° & 44.797850°, -111.439553° **Elevation:** 6,557' +

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

RAYNOLDS PASS AREA

National Forest

LOT A54

LOT A55

SPORTSMAN'S
PARADISE B

SPORTSMAN'S
PARADISE A

PRIVATE RANCH

CONTINENTAL
DIVIDE RANCH

NATIONAL FOREST

WAGONTRACK
RANCH

BUFFALO LANCE

