



Landmark
ARROW

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LAND

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

Lot #/Address: Lot 51 **Price:** \$140,000

Subdivision: Madison River Ranches

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

Terms: Cash; New financing;
Possible owner financing with 25% down, 6% interest amortized over 10 years with a 5 year balloon payment

Residential: **Ranch:** **Commercial:** **Lot Size:** 20 Acres

Improvements to the Property: None **Public Land:** No

Covenants/Restrictions: Yes **Zoning:** Residential **Taxes :** \$39.17 **Year:** 2015

Water: **Public** **Private** **Well:** Depth: GPM: **Live Water:** No

Water/Mineral Rights: No **HOA dues:** \$350/yr **Sewage:** **Public** **Private**

Power: To Lot **Phone:** To Lot **Road:** Gravel **Fenced:** No



- Great views from the edge of the bench
- Power and Phone to lot
- Located near main gate
- Good access
- Property owners have exclusive use of 55-acre common area park on the Madison River

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 #: 197325 **Seller:** Rio **Date Listed:** 4/28/14

Virtual Tour Link _____

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

Google Earth Coordinates: 44.8197391°, -111.530794° **Elevation:** 6,270'

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

Madison River Ranch

