




PROPERTY FACT SHEET

 <p>Mountainlands of Montana Realty, LLC</p>	<p>SPECIALIZING IN MOUNTAIN PROPERTIES AND LANDS IN MONTANA!</p> <p>406-580-3372 mountainlands@aol.com</p> <p>Dean Petty-Broker/Owner WWW.MontanaMountainlands.com</p>
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Shining Mountain Ranch II, Parcel 83

LOCATION: Approx. 12.5 miles south of Ennis, Montana in Madison County; 65 miles southwest of Bozeman, MT.

LEGAL DESCRIPTION: SHINING MOUNTAINS SUB NO 2, S25, T07 S, R02 W, Lot 83, ACRES 5.626, PLAT 4/50 in Madison County, MT. **GPS:** N45.203741° W111.800324° TBD Falls Trail, Ennis, MT

ACCESS: Access is guaranteed and provided by county and private roads from Highway MT-249 approximately 3.5 miles. These properties have insured access and road maintenance is by the Shining Mountain Owners Association (<https://smoamt.org/>). Generally this area does not accumulate more than a foot or two of snow on the ground, though drifting can be an issue.

TOPOGRAPHY: Located at 5600 feet, the parcel is basically flat with a gentle slope with many options for building sites. It is just grass, an old hayfield, with some sagebrush as well. It does offer great views, but no trees.

AVAILABILITY OF WATER: No springs or wells on this property. Neighbors have wells ranging from 53 feet to 340 feet, with an average depth of 168 feet and an average yield of 31 gpm, with a range of 5 gpm to 100 gpm.

ELEVATION: Approx. 5,600 feet in elevation. **APPROXIMATE ANNUAL TAXES:** Approx. \$300.

IMPROVEMENTS AND UTILITIES: The power is along the north side of the property. Phone lines and fiber optic lines are also to the property line. This area is ideally suited for solar, with plenty of sunshine and southern exposure. Wind is another option. Cell phone coverage is good in this area. It is partially fenced on all four sides.

DISTANCE TO NEAREST TOWN: 12.5 miles to the north is **Ennis, MT** (pop 1100) where there are schools, churches, restaurants, retail outlets, grocery store, gas station and a county medical center. It is 24 miles to the northwest to reach **Virginia City** (pop 250) the county seat. You would be 65 miles southwest of **Bozeman** (pop 60,000), the retail and commercial center for the region for shopping, medical and entertainment. An International Airport is located there. It is 72 miles from **West Yellowstone** (pop 1200), the gateway community for **Yellowstone National Park**.

DEED AND TITLE CONDITION: Warranty Deed, Insured Title, Protective Covenants, and Guaranteed Access. All mineral rights owned by the current owner pass with the title. The HOA charges a \$2,500 Impact Fee upon a Buyer when they apply for a building permit. You will need a septic permit before building as well. For a copy of the covenants and other details, check out the website for the Shining Mountain Owners Association at <https://smoamt.org/>

PROPERTY SUMMARY: This is a breath-taking setting at the foot of the **Gravelly Mountains** with views stretching across the Madison Valley into the **Madison Mountain Range**. This is a great rural neighborhood area where you will find both year round and part-time residents on 5-10 acre lots in a beautiful and peaceful setting in a county with only 10,000 folks. Situated in an area known as the **Greater Yellowstone Ecosystem**, you will find the wildlife here includes almost everything found in **Yellowstone Park** – elk, moose, deer, antelope, bear, coyotes, grizzlies and even wolves. This is a super location for the outdoor enthusiast with many recreational opportunities, from exploring the mountains out your backdoor, to fishing on the Madison River or one of the numerous mountain lakes in the area. As a landowner you have access to private stocked lakes and access to hunting, hiking and riding in BLM and USFS land to the west in the Gravelly Mountain Range. If you like skiing, there are some great ski areas within an hour or two of Ennis. There are few areas in Montana where you can own land that gives you access to so much public land and still be secluded from the crowds. On top of it all, you are only approximately 70 miles from the entrance into **Yellowstone National Park!** And if you need to travel, there is a commercial airport in **Bozeman, MT**, 65 miles to the northeast.

FALL TRAIL

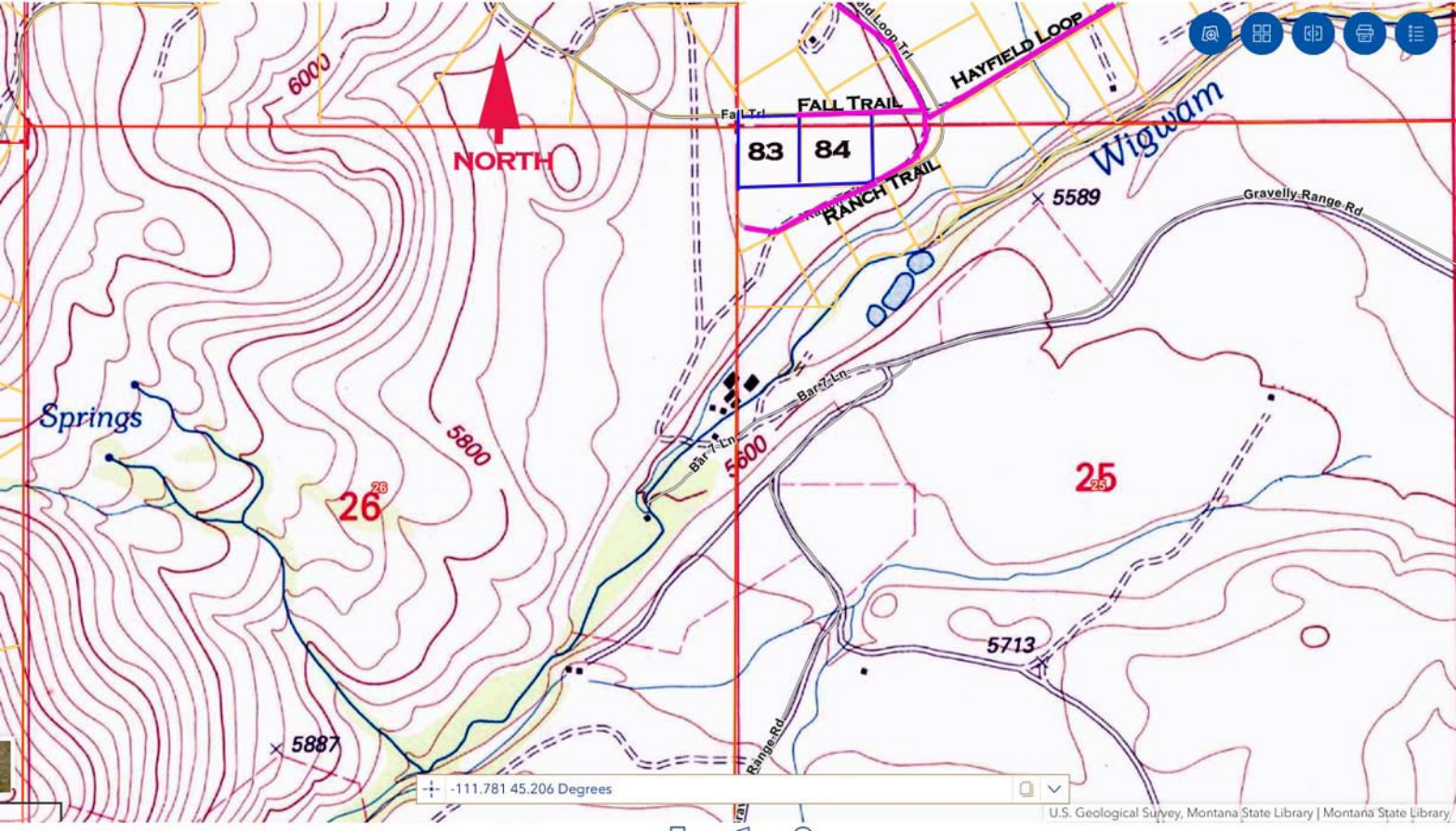
Fall Trl

Fall Trl

SHINING MOUNTAIN RANCH II
PARCEL 83
5.626 ACRES



Ranch Trl









































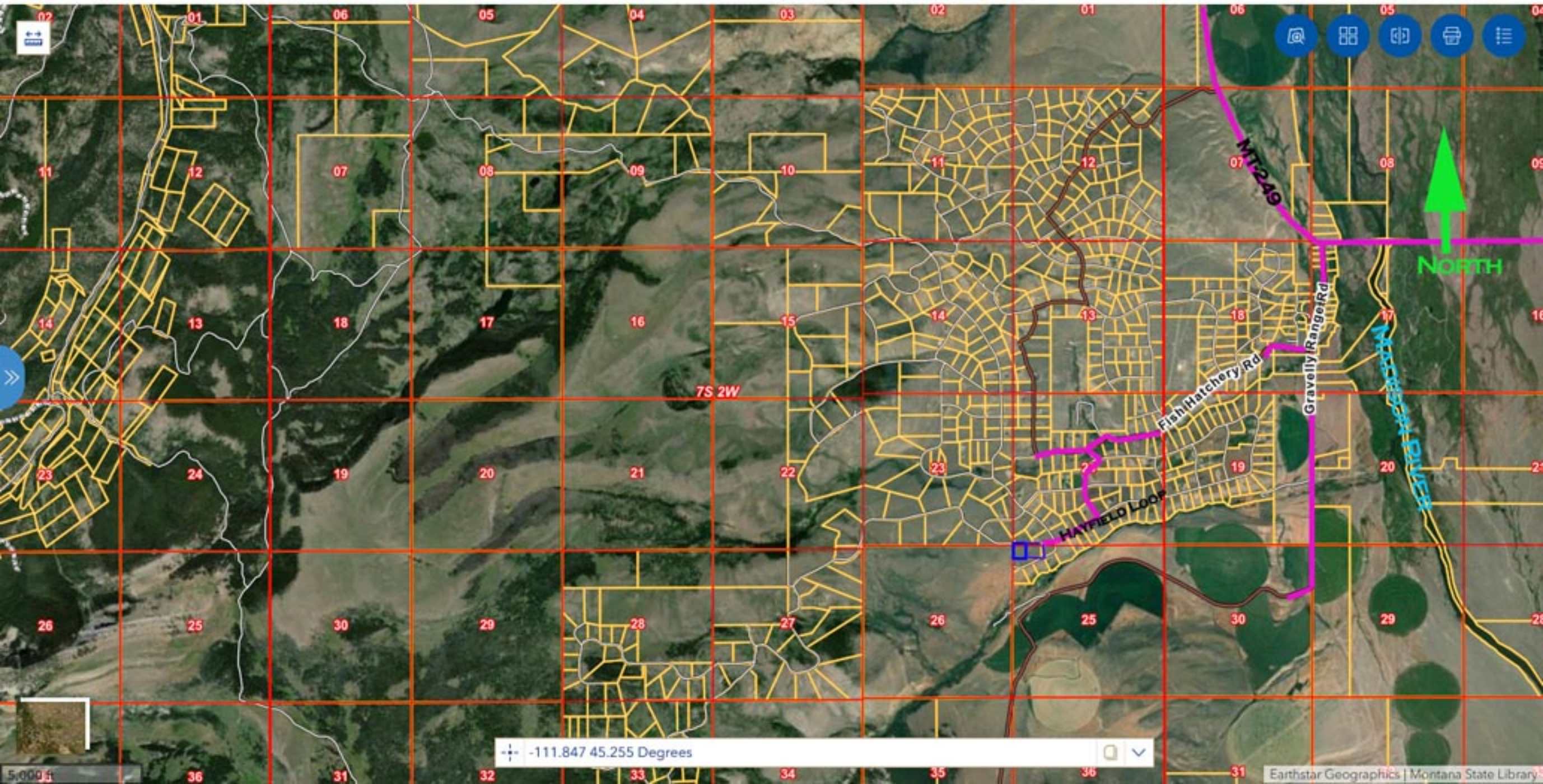








[-] -111.793 45.202 Degrees [] [v]



MT249

Gravelly Range Rd

Fish Hatchery Rd

HAYFIELD LOOP

MISSOURI RIVER

7S 2W

-111.847 45.255 Degrees

5,000 ft

Earthstar Geographics | Montana State Library



from MT-287, Ennis, MT 59729
to 45.2037707, -111.7991007

3 min (1.9 mi)

Continue on Varney Cutoff Rd. Take MT-249 and Fish Hatchery Rd to Fall Trl

20 min (10.8 mi)

Slight left onto Rte 249/Varney Cutoff Rd
Continue to follow Varney Cutoff Rd

5.1 mi

Keep right to continue on MT-249

2.3 mi

Turn right onto Gravelly Range Rd

0.7 mi

Turn right

0.6 mi

Continue onto Fish Hatchery Rd

1.0 mi

Turn left onto Shining Mountains Loop Rd

0.1 mi

Turn left onto Hayfield Loop Trail/Haypress Lk Trl

423 ft

Turn right onto Haypress Lk Trl

0.2 mi

Continue straight onto Lasso Trail

0.2 mi

Turn right onto Hayfield Loop Trail

0.3 mi

Continue straight onto Fall Trl

0.1 mi

Search along the route

Gas

EV charging

Hotels



22 min
12.7 miles

27 min
16.9 miles

Montana 287

Eight Mile Ford

Varney

Snake National Fish Hatchery

CAMERON

Fan Mountain

Cedar Mountain West

Bear Creek Cemetery

Dream Drift Motel

Live traffic Fast Slow

