



P.O. Box 645, 105 E. Main St
Ennis, MT 59729

LAND

Lot # or Address Lots 1, 2 & 5 PRICE: Lot 1- \$151,000, Lot 2- \$151,000, Lot 5- \$166,000
 Subdivision Williams Creek Minor
 Town: Alder County: Madison
 Cash: Owner Financing: Assumable Loan: Loan Balance:
 Terms: CASH
 Residential Ranch Pasture Commercial Lot Size 20 +/- Each

Covenants or Restrictions	Yes	Improvements to the Property	
Zoning:		Mineral Rights:	Road: Gravel
Taxes: 2008	TBD	Power: Yes	Fenced:
Live Water:		Water: Public: Private:	Well Depth: GPM:
Water Rights:		Septic: Public: Private:	Buildings:

The perfect recreational properties or home site acreages! Three 20 acre tracts located just a few miles SE of Alder, MT. These parcels are just a few miles from the Ruby River/Reservoir and thousands of acres of public lands for hunting and recreational opportunities galore! The 360 degree views, ample southern exposure, privacy and gently rolling terrain covered with native grasses all combine to create the quintessential Montana Property! Everything will be done for you! Each parcel will have an approved building site and electric! All you need are plans for your Montana dream home! Sale subject to final plat approval by the county.



NOTICE: This offering is subject to errors and omissions, prior sale and/or withdrawal from the market. Statements made by the agents or owners are from sources deemed reliable. Any oral or written representations by Seller or Broker regarding age of improvements, size and square footage of parcel or buildings or location of property lines may not be accurate. Apparent boundary line indicators such as fences, hedges, walls, or other barriers may not represent the true boundary lines. Only a surveyor can determine the actual boundary lines. If any of these issues are important to Buyer's decision to purchase, then Buyer should consider investigating the property independently. Buyers are encouraged to conduct an independent investigation prior to the purchase of this property.

LISTING NO. 5791 Lot 1 #162807 , Lot 2 #162809 , Lot 5 #162810 Owner McClintic/Rossow
Legal Description: Williams Creek Minor Lots 1,2,&5; part of a tract of land in Sec. 26, T5S, R4W
 Listing: Exclusive Right to Sell Exclusive Agency Open (In house only)
 Office: Reed Real Estate Phone: 406- 682-4288 Date Listed: 7/13/2009
 Agent: Dawn Hagedorn Phone: 406-595-3377
 Email: gowest@3rivers.net Web: reedrealestate.com

