

Tract 4A Palisades Lane, Cameron, MT 59720

Feature Sheet

Gorgeous 10 acre parcel overlooking the famed Madison River, with great river access across public lands.

Located 25 miles south of Ennis, Montana, approximately halfway between Ennis and Yellowstone National Park. Accessed via South Madison Recreation area, off Highway 287.

This parcel has interesting topography with several rolling benches which provide a number of great options for a home's build site.

Access to the Madison River is a short walk away – across a strip of State Land – and provides great wade fishing right from the property.

The parcel is out of sight and sound from Highway 287 and has gorgeous views in every direction. Huge boulders on the property add character as well as potential landscaping opportunities. A large strip of willows along the river provide cover for plenty of bird life as well as the visiting herds of elk and mule deer.

The State of Montana land which begins with a small strip of land directly in front of this parcel, extends across and downriver for at least several miles – across approximately 5000 acres. The State Land encompasses Wall Creek Game Refuge area, which has a large resident elk herd, numbering in the thousands. Adjoining the State Land, there is also Bureau of Land Management land, which follows the path of the river downstream – approximately 1000 acres of BLM land, along the west side of the Madison River for approximately four miles.

This property has no covenants and is able to be split one time, according to the sellers' research with Madison County Planning.

There is an easement lane across this property that allows other property owners access to two more parcels to the north.

Buyers will be responsible for well and septic. Power is to the edge of the property.

Pricing: \$33,900 per acre

Offered at \$339,000

ALL FIELDS DETAIL



(5) Mls #	160028	(18) Acreage	6-10.999 Acres
(16) Status	Active	(19) Mob/Manf	Allowed
(8) Type	Vacant Land/Acreage	(20) Modular	Allowed
(11) Address	Tract 4A Palisades Lane	(21) Water - Domestic	Buyer's Responsibility
(12) Address 2	Tract 4A COS 7/698	(22) Horse	Allowed
(13) City	Cameron	(23) Water Amenity	Yes
(14) State	MT	(24) Zoning	None
(15) Zip	59720	(25) Public Land Adjacent	Yes
(9) Area	Madison - Madison Vly 7MM		
(6) Class	Land		
(10) Asking Price	\$339,000		
(17) Sale/Rent	For Sale		
(81) IDX Include	Yes		

GENERAL

(26) Number Of Acres	10.0000	(27) Price Per Acre	33900.00
(29) Agent	Chanelle L Zimmer - Cell: (406) 581-3855	(30) Listing Office 1	The Collection Sotheby's International Realty - OFFICE: (406) 586-4408
(35) Exclusive Right to Sell	Yes	(36) ExclusiveAgency	No
(37) Subagency Offered	No	(38) Selling Office Fee	2.75
(39) Dual or Variable Commissn	No	(40) Flood Plain	No
(41) Legal	Tract 4A COS 7/698.	(42) Listing Date	4/1/2009
(43) Expiration Date	11/1/2009	(45) Subdiv.	none
(46) Directions	26 mi S of Ennis.R @ S Mad Rec Area 1/4 mi, go R. 1.5 mi to sign. 7 ac to W of lane, 3 ac to E.	(48) For Sale Sign Placed	Yes
(54) Parcel Tax ID #	0027019606	(61) Owner Name	Russell
(67) Associated Document Count	0	(68) Showing Instructions	Go show! Call agent for detailed plat map and more info.
(69) Realtor.com	Transmit	(70) Original Price	\$339,000
(71) Cumulative DOM	13	(72) Cumulative DOMLS	13
(73) Agent Hit Count	21	(74) Client Hit Count	12
(75) VOW Include	Yes	(76) VOW Address	Yes
(77) VOW Comment	Yes	(78) VOW AVM	Yes
(79) Update Date	4/1/2009	(501) Days On Market	13

FEATURES

Electricity	View	Showing Instructions	Water - Domestic
To Lot	Mountains	No Appointment Needed	Buyer's Responsibility
Road	Valley	Water Amenities	Public Land Adjacent
Dirt	Spectacular View	River	BLM
Documents on File	Stream,Creek,River	River/Creek Front	State
Photographs	Southern Exposure		
Plat			
Classification&Appraisal			

FINANCIAL

(87) Apx Tax \$	200.00	(88) Tax Year	2007
(97) Terms Offered	Cash or new financing		

AGENT INFORMATION

See MT Cadastral maps online or in our info packet at www.thecollectionsir.com/MRO.php to view the parcel and the neighboring public lands. A strip of State land lies between the parcel and the river. Public access to this is limited to those floating the river or walking along the high water mark. (no drive in access to this land)

PUBLIC INFORMATION

Gorgeous ten acre parcel overlooking the famed Madison River. Build your dream vacation home or year round residence here and have access out your back door to the Madison River. Several great build sites and potential to divide the parcel one time. Thousands of acres of public land are adjacent to this parcel and across the river - the amazing views should never change! The land is out of sight and sound of Hwy 287. Lots of visiting wildlife including herds of elk and mule deer on a regular basis.

ADDITIONAL PICTURES



DISCLAIMER

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First American Title Company of Madison County

P.O. BOX 899 • 122 SOUTH FIRST STREET • ENNIS, MT 59729

TELEPHONE: (406) 682-5337 • FAX: (406) 682-5335

PROPERTY PROFILE

PREPARED ESPECIALLY FOR:

Chanelle Zimmer

The Collection Sotherby's International Realty

PREPARED BY:

Suzanne Cross

LEGAL DESCRIPTION: **A tract of land situated in the NW1/4 of Section 31, T9S, R1E, shown as Tract 4A on COS 7/ 698**

LAST GRANTEE OF RECORD: **James Russell and Ronda Russell**

2007 PARCEL # AND TAX AMOUNT: **Parcel No. 27019606 \$ 727.92**
Copy of 2007 Taxes are Attached.

OPEN MORTGAGES IN FAVOR OF: **None**

ATTACHMENTS: Deed (Document No. 113773)
 Plat (Book 7, page 698)
 Covenants (Book 263, page 522)
 Covenants (Book 340, page 92) WD

*This information is provided at no charge by First American Title Company of Madison County to Realtors only in anticipation of receiving an order on the above mentioned property.

*This information is current and correct up to 8/8/2008

340/92 is probably unreadable but I can send a hard copy. Because of it, these CCR's do pertain to the said property. If CCR's are unreadable, I can send a hard copy of them as well. Thanks Suzanne

Madison County

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Treasurer

Search Page

Press BACK button to return to selection screen.

09/04/08	MADISON COUNTY			Page:	1
13:48:52	MADISON CO TREASURER SHELLY BURKE			Tax ID:	27019606.0
	PO BOX 247, 100 E WALLACE			Type:	
	VIRGINIA CITY MT 59755				
	Property Tax Query				
Name	Address	TW	Rang	SC	Description

RUSSELL JAMES	RONDA	09S/01E	/31		
3318 SUNDANCE DR		Geo	0155-31-2-01-25-0000		
		7/192/698,	PARCEL N/A, TRACT		
		4A IN 31 9S 1E C OF S	7/698		
BOZEMAN	MT 59715-9265				
YR	Int Date	Due date	Tax Amount	Penalty	Interest Total Year

Paid	7	11/13/07	11/30/07	363.96	727.92
	7	05/23/08	05/31/08	363.96	
Paid	6	11/14/06	11/30/06	352.07	704.13
	6	11/14/06	05/31/07	352.06	
Paid	5	11/07/05	11/30/05	342.18	684.35
	5	11/07/05	05/31/06	342.17	
Paid	4	10/25/04	11/30/04	326.55	653.08
	4	10/25/04	05/31/05	326.53	
Paid	3	11/05/03	11/30/03	296.42	592.84
	3	11/05/03	05/31/04	296.42	

STATE OF MONTANA MADISON COUNTY

RECORDED: 06/12/2006 4:45 KOL: DD

Peggy Kaatz CLERK AND RECORDER

FEE: \$7.00

BY: *[Signature]*

TO: FIRST AMERICAN TITLE COMPANY PO BOX 899, ENNIS MT 59729

First American Title Company
P.O. Box 899
Ennis, MT 59729

165645 *AGF*

ABOVE SPACE FOR RECORDING USE

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, the receipt of which is acknowledged, the undersigned, MICHAEL L. SMALL and MARY L. SMALL, as joint tenants, of 13518 East Lakeview Road, Lakeside, CA 92040, do hereby grant, bargain, sell, and convey unto JAMES RUSSELL and RONDA RUSSELL, as joint tenants with right of survivorship and not as tenants in common, of 3318 Sundance Bench Dr., Bozeman, MT 59715, real property in Madison County, Montana, described as follows:

A tract of land situated in the NW1/4 of Section 31, Township 9 South, Range 1 East, P.M.M., more particularly shown and described as Tract 4-A on Certificate of Survey filed in Book 7 of Surveys, page 698, records of Madison County, Montana.

TOGETHER WITH the improvements, tenements, hereditaments, and appurtenances thereto.

TO HAVE AND TO HOLD unto the Grantees, to the survivor thereof and to their successors and assigns, forever,

SUBJECT TO THE FOLLOWING:

- a) Reservations and mineral reservations of record.
- b) Reservations and exceptions in patents from the United States or the State of Montana.
- c) Visible easements, easements of record and notes as delineated on plat, and rights of way.
- d) All building, use, zoning, sanitary and environmental restrictions, and covenants and any amendments thereto.
- e) Provisions contained in that Certificate, executed by the State of Montana, Department of Health and Environmental Sciences, recorded October 8, 1985 in Book 311, page 965.
- f) Terms and conditions of the casual use roadway which provides access to the lands described herein over and across land owned by the United States Department of the Interior, Bureau of Land Management, as said casual use policy is defined by the Bureau of Land Management.
- g) Taxes and assessments for 2006 and subsequent years.

EXCEPT with reference to the items referred to in paragraphs (a) to (g) inclusive, this deed is given with the usual covenants expressed in Mont. Code Ann. Section 30-11-110

Dated JUNE 10, 2006.

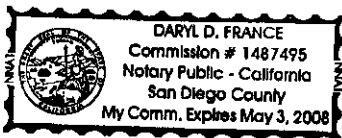
[Signature]
 MICHAEL L. SMALL
[Signature]
 MARY L. SMALL

~~CALIFORNIA~~
 STATE OF MONTANA)
) : ss.
 County of ~~Madison~~)
 San Diego

This instrument was acknowledged before me on (date) June 10, 2006
by MICHAEL L. SMALL and MARY L. SMALL.

[Signature]
 Notary Public for the State of ~~Montana~~ ^{California}
 Residing at Escondido, CA
 My Commission expires 05/03/08

SEAL



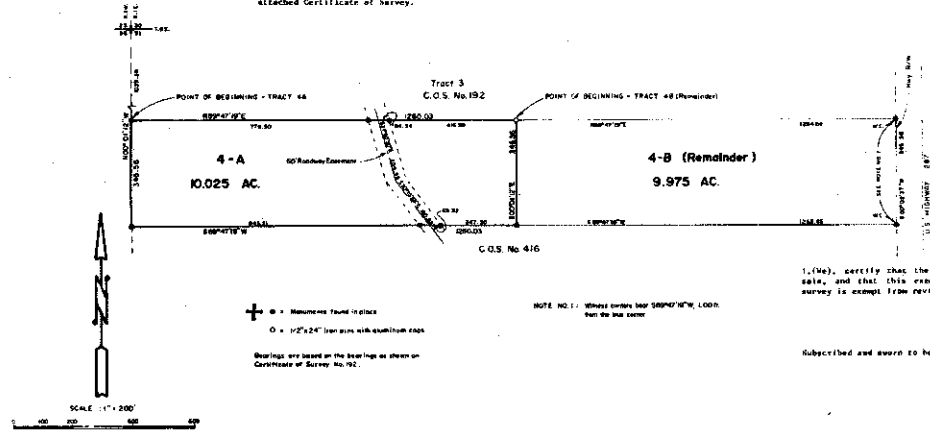
BOOK 7 OF SURVEYS, PAGE 598
CERTIFICATE OF SURVEY
 OF
10.025 AC. TRACT IN NW1/4
SECTION 31, T.9S., R.1E., P.M.M.
MADISON COUNTY, MONTANA
 (A PART OF TRACT 4 OF CERTIFICATE OF SURVEY NO.192)

PREPARED FOR
E. HALL

598

DESCRIPTION - TRACT 4A
 A tract of land situated within the NW1/4 of Section 31, T.9S., R.1E., P.M.M., being a part of Tract A, Certificate of Survey No. 192 as filed for record, and being more particularly described as follows: Beginning at the Northwest corner of the tract herein being described, said corner being a point on the Section line common to Section 31, T.9S., R.1E., and Section 36, T.9S., R.1E., P.M.M., and from which the Section corner common to Sections 30 and 31, T.9S., R.1E., and Sections 23 and 36, T.9S., R.1E., P.M.M. bears N.00°01'12"W. a distance of 346.36 feet; Thence from said Point of Beginning, S.89°47'19"W. a distance of 1260.03 feet to the Northeast corner of the tract herein being described; Thence S.00°01'12"W. a distance of 346.36 feet to the Southeast corner of the tract herein being described; Thence S.89°47'19"W. a distance of 1260.03 feet to the Southwest corner of the tract herein being described, said corner being a point on the Section line common to Section 31, T.9S., R.1E., and Section 36, T.9S., R.1E., P.M.M.; Thence N.00°01'12"W. a distance of 346.36 feet along said Section line to the Northwest corner of the tract herein being described and the Point of Beginning. This tract contains 10.025 acres all in accordance with the attached Certificate of Survey.

DESCRIPTION - TRACT 4B (Remainder)
 A tract of land situated within the NW1/4 of Section 31, T.9S., R.1E., P.M.M., being a part of Tract A, Certificate of Survey No. 192 as filed for record, and being more particularly described as follows: Beginning at the Northwest corner of the tract herein being described, from which the Section corner common to Sections 30 and 31, T.9S., R.1E., and Sections 23 and 36, T.9S., R.1E., P.M.M. bears the following courses, S.89°47'19"W. a distance of 1260.03 feet and N.00°01'12"W. a distance of 1029.38 feet; Thence from said Point of Beginning, S.89°47'19"W. a distance of 1234.04 feet to the Northeast corner of the tract herein being described; Thence S.00°01'12"W. a distance of 346.36 feet to the Southeast corner of the tract herein being described; Thence S.89°47'19"W. a distance of 1233.03 feet to the Southwest corner of the tract herein being described; Thence N.00°01'12"W. a distance of 346.36 feet to the Northwest corner of the tract herein being described and the Point of Beginning. This tract contains 9.975 acres all in accordance with the attached Certificate of Survey.



I, (we), certify that the purpose of this survey is to create a tract of land as an occasional sale, and that this exemption complies with all conditions imposed on its use; therefore this survey is exempt from review as a subdivision pursuant to Section 76-3-201(1)(4), M.C.A. 1993.

Subscribed and sworn to before me this 17th day of October, 1985.

E. Hall
 E. Hall
 Notary Public for the State of Montana
 Residing at Ennis, MT
 My Commission expires 7-1-1988

Reviewed for errors and omissions this the 16 day of July, 1985, pursuant to Section 76-3-110(2)(1), M.C.A. 1983.

David E. Brown Reg. No. 62095
 David E. Brown, Reg. Land Surveyor No. 30973
 Expiration No. 10/20/85

032023

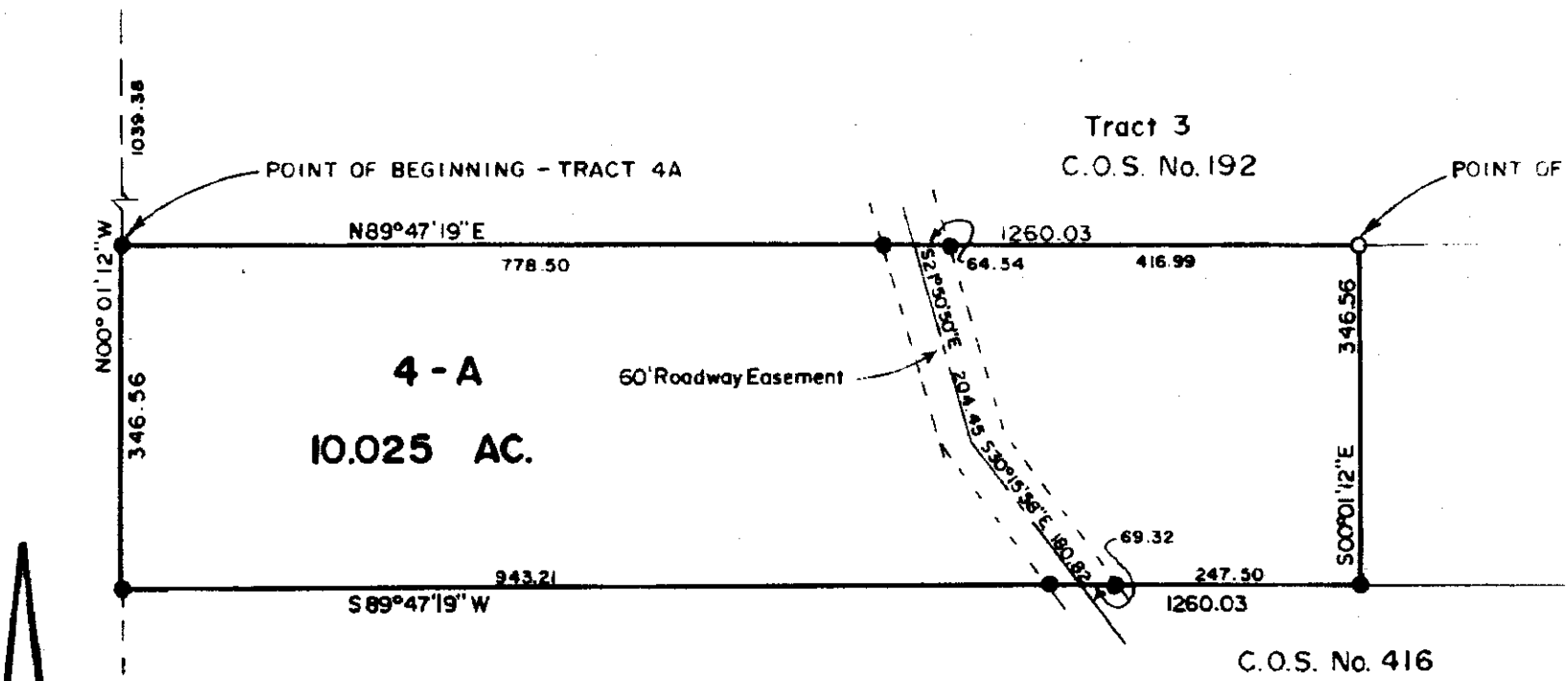
STATE OF MONTANA)
) ss
 COUNTY OF MADISON)

Filed on the 17th day of October A.D., 1985, at 1:20 o'clock P.M. in Book 7 of SURVEYS on Page 598

CLERK AND RECORDER
 LORNA L. P. HALLIFOR
 Deputy
 REG. 6.00
 Dated, Book Page ; Addendum, Book Page ; D.K.E.S. Approval, Book 311, Page 365-367

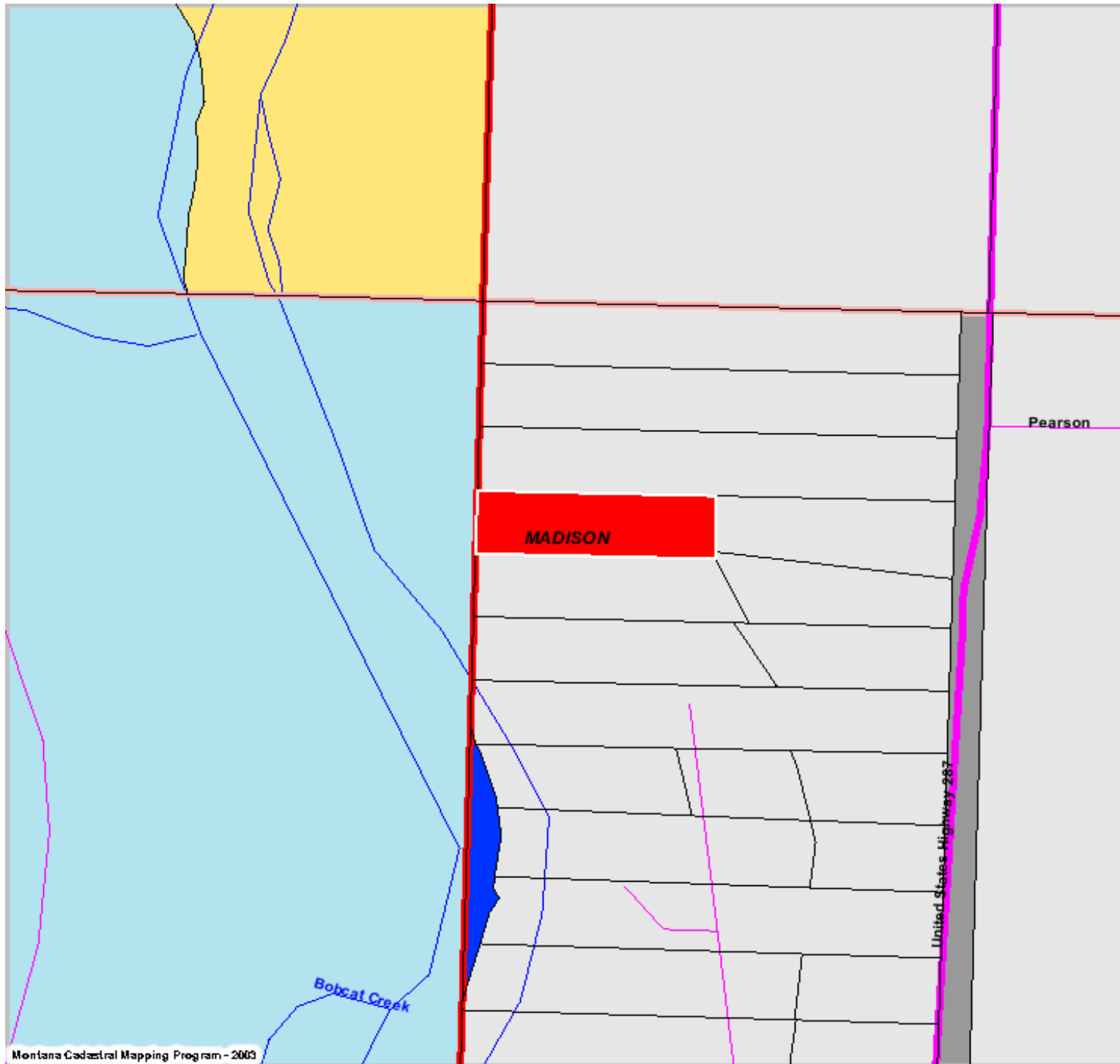
CERTIFICATE OF SURVEY NO. 598

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Montana Cadastral Mapping Project



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