

Outstanding Horse Property!



Sarah Weitz
Sales Associate
406-925-2260
sarah.weitz@bhhsmt.com
bhhsmt.com



Michelle Van Dyke
Broker
406-596-0805
michelle.vandyke@bhhsmt.com
bhhsmt.com

\$599,000

MLS# 335868 / 337042



3 View Lane | Ennis, MT

With 20± acres, the potential is endless! A 100'x60' indoor arena with sprinkler system in place, is connected to a nice 14 stall barn. The barn is 100' by 36' and comes completely ready to use with 10'x12' stalls that have removable dividers to allow for bigger stalls, a hot wash rack, hay storage, tack room/office and restroom. 8 outdoor covered pipe runs, 3 large turnouts with horse shelters, a large 120'x200' outdoor arena and round pen complete this great setup. There is a 2 bedroom, 2 bath manufactured home on the property as well that has been nicely maintained.

101 E. Main St., PO Box 1702 Ennis, MT 59729

©2019 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc.® Information not verified or guaranteed. If your property is currently listed with a Broker, this is not intended as a solicitation. Equal Housing Opportunity. 🏠



**BERKSHIRE
HATHAWAY**
HomeServices
Montana Properties

Client Full

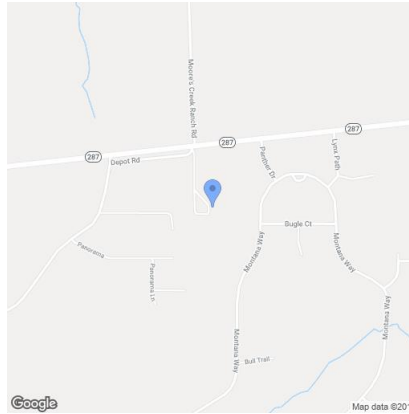
Listing

CLIENT DETAIL REPORT

MLS#: 335868

3 View Lane

Date Printed: 07/16/2019



GENERAL INFORMATION

Status: Active	Lot Size: 20 - Acres	City: Ennis
Type: Commercial Building	Bldg Sq Ft:	State: MT
Asking Price: \$599,000	Year Built:	Zip: 59729
Price/Sq Ft:	Area: 7MM - Madison - Madison Vly	County: Madison
Address: 3 View Lane		
Directions:		
Legal: GUSTIN MINOR SUB, S18, T06 S, R01 W, ACRES 20, PLAT 4/248		

PROPERTY DETAILS

Builder/Architect:	Zoning: NONE - None/Unknown
3 Phase Electric Svc:	Zoning District:
Exceptions:	Planning Jurisdiction: County
Parcel Tax ID#: 0027043910	Flood Plain:
Additional Parcel Tax IDs:	Covenant:
Possible Uses: Special Purpose	

FEATURES

For Sale: Building, Land	Parking:
Tenants Pay:	Utility Services: Private Well, Septic
Heating:	Cooling:

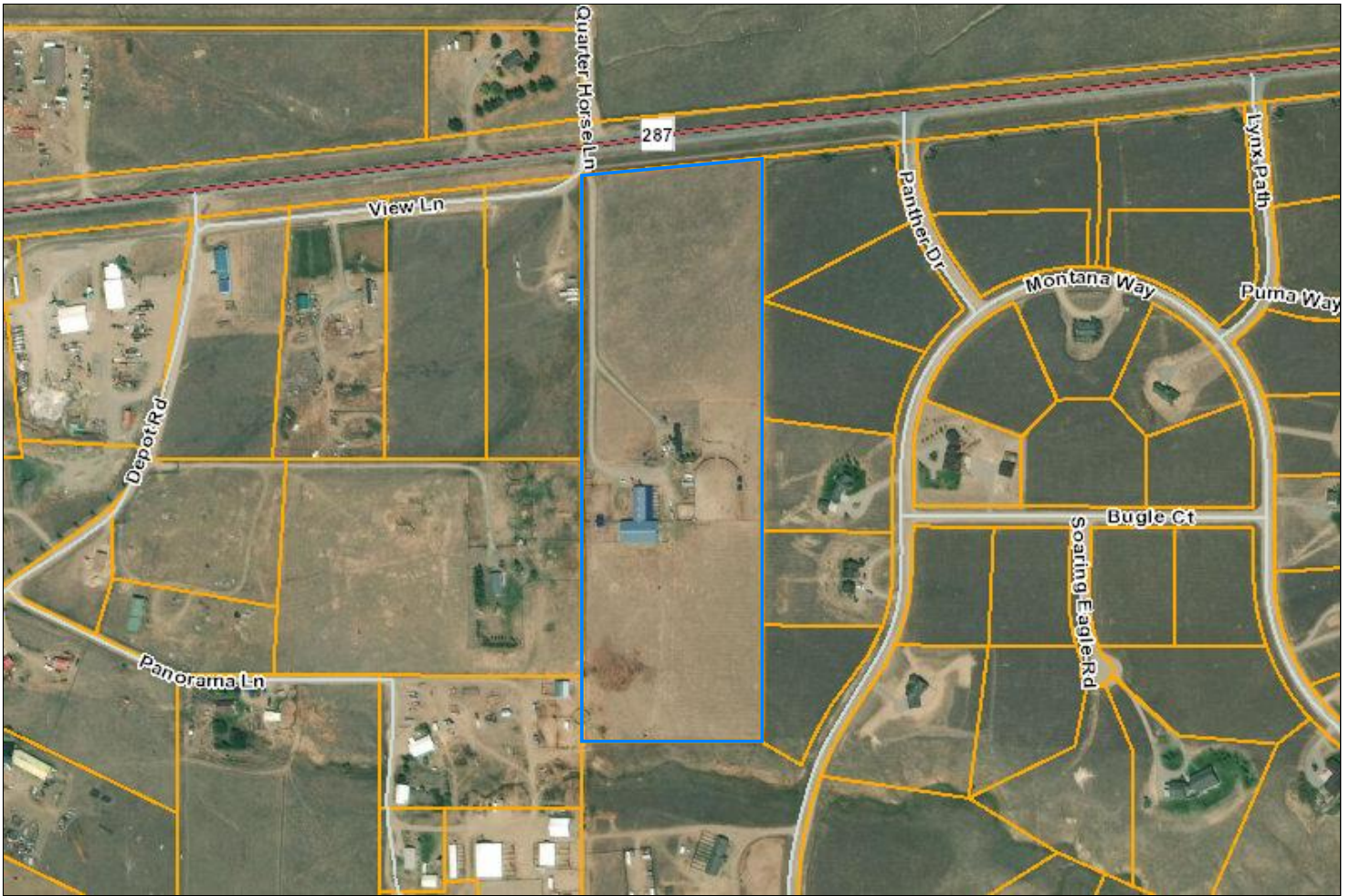
PUBLIC INFORMATION

Public Remarks

Great potential and an outstanding investment opportunity for the right person, in the Madison Valley! A 100'x60' indoor arena with sprinkler system in place, is connected to a nice 14 stall barn. The barn is 100' by 36' and comes completely ready to use with 10'x12' stalls that have removable dividers to allow for bigger stalls, a hot wash rack, hay storage, tack room/office and restroom. 8 outdoor covered pipe runs, 3 large turnouts with horse shelters, a large 120'x200' outdoor arena and round pen complete this great setup. There is a 2 bedroom, 2 bath manufactured home on the property as well that has been nicely maintained. With 20± acres, the potential is endless! The income from boarders or hosting events makes this property one of a kind in the area! No covenants so the possibilities for further residential or commercial development are endless. There are other commercial endeavors in the area, as well.

Sami Nicholls
Berkshire Hathaway - Sheridan
118 South Main
Sheridan MT 59749
Ph: (406) 842-5650
sami.nicholls@bhhsmt.com

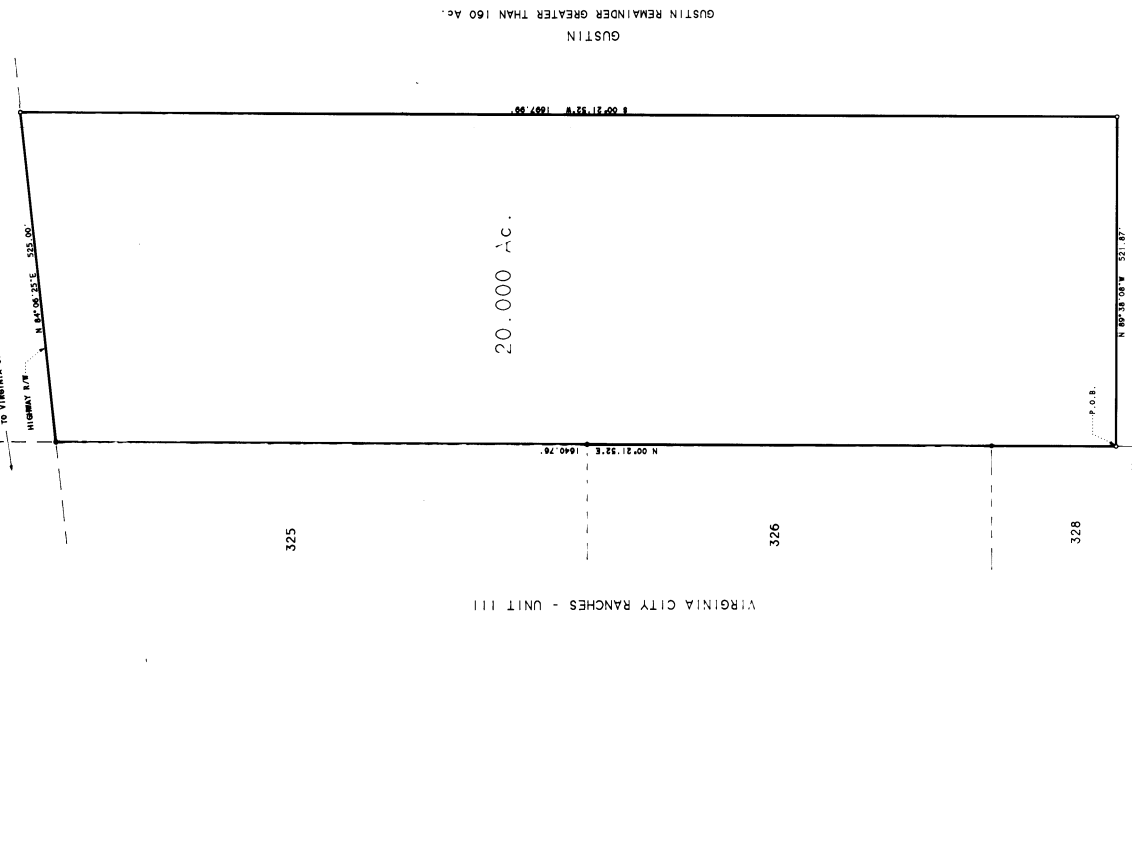
Information provided by Big Sky Country MLS is compiled from miscellaneous sources. Neither the Association, listing brokers, agents or subagents are responsible for its accuracy. MLS users should be advised and should advise prospective purchasers to verify all information in regard to the property by their own independent investigation prior to submitting an offer to purchase the property. Copyright 2019 BSC MLS.





PLAT OF GUSTIN No.1 MINOR SUBDIVISION NW.1/4 OF SECTION 18 T.6S., R.1W., P.M.M. MADISON COUNTY, MONTANA

Prepared For: G. GUSTIN



A tract of land situated within the BOUNDARY DESCRIPTION of SECTION 18, T.6S., R.1W., P.M.M. and is more particularly described as follows: Beginning at the Southwest corner of the tract herein being Section 13, T.6S., R.2W., P.M.M. and from which the East 1/4 section corner of said Section 13 bears N 89° 23' 08\"/>

THIS MINOR SUBDIVISION IS FOR SUBJECT TO STATE LAND DONATION, OR CASH REDEMPTION OF STATE LANDS, PURSUANT TO CHAPTER 17, PART 6, SECTION 76-3-611(1)(b), M.C.A., ALL TRACTS OF LAND GRANTED UNDER TO ACRES.

This Minor Subdivision Plat has been approved by the Madison County Planning Board, this the 21st day of February, 1995.

Paul C. Johnson
Chairman, Madison County Planning Board

The County Commission of Madison County, Montana does hereby certify that it has examined this Minor Subdivision Plat and finds that the same conforms to the provisions of the laws of this State and hereby accepts no dedications to the public. Dated this the 3 day of March, 1995.

Paul C. Johnson
Commissioner
ATTEST: *Paul C. Johnson*
County Clerk

I hereby certify, pursuant to Title 76, Chapter 3, Part 6, section 76-3-611(1)(b), M.C.A. that no other dedications or dedications are delinquent. Dated this the 15 day of March, 1995.

Patricia A. Miller
Treasurer, Madison County, Montana

Be aware of the fact that the bearings shown on C.O.S. of Virginia City Ranches, Unit 111 are the bearings of Madison County, Montana.

GUSTIN
GUSTIN REMAINDER GREATER THAN 160 AC.

The information shown on this Subdivision Plat is compiled from a field survey performed by Paul C. Johnson, 1995.

Paul C. Johnson
DAVID W. HONIG, Montana Land Surveyor No. 39975
Box 121 - Helena, MT 59615 - (406)864-0950

Signed this the 15 day of March, 1995

Reviewed for errors and omissions this the 7 day of February, 1995 pursuant to section 76-3-411(1)(a), M.C.A.

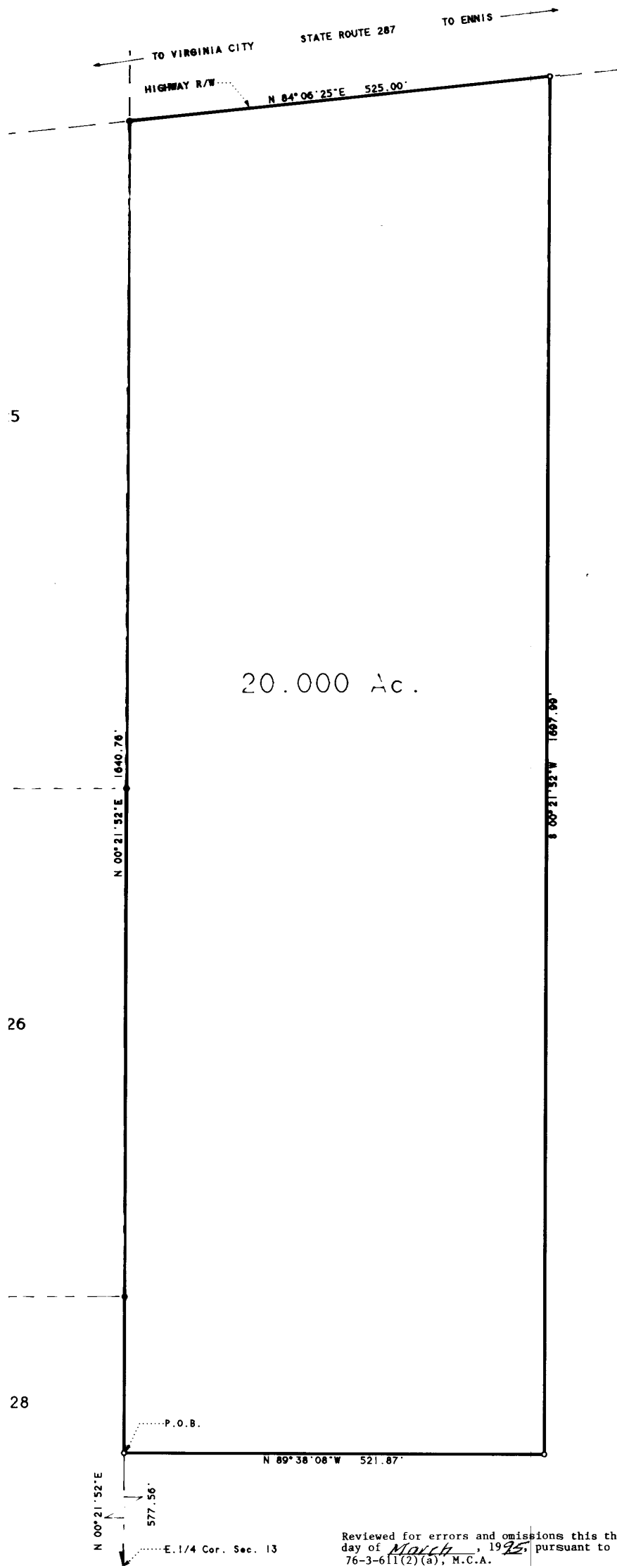
Paul C. Johnson
Examining Land Surveyor
Reg. No. 18553

STATE OF MONTANA
COUNTY OF MADISON

Filed on the 3 day of March, 1995, at 6:50 o'clock A.M. by Book 4 of PLATS on Page 248.

REG. FEE \$ 5.50
Deed, Book , Page ; Affidavit, Book , Page ; DMS Approval, Book , Page

050565



TO VIRGINIA CITY STATE ROUTE 287 TO ENNIS

HIGHWAY R/W N 84° 06' 25" E 525.00'

5

20.000 Ac.

N 00° 21' 52" E 1640.76'

S 00° 21' 52" W 1667.99'

26

28

P.O.B.

N 89° 38' 08" W 521.87'

N 00° 21' 52" E 577.56'

E. 1/4 Cor. Sec. 13

GUSTIN
GUSTIN REMAINDER GREATER THAN 160 Ac.

Reviewed for errors and omissions this the 7th day of March, 1995, pursuant to section 76-3-611(2)(a), M.C.A.

Property Record Card

Summary

Primary Information

Property Category: [RP](#)

Subcategory: [Non-Qualified Ag](#)

Geocode: [25-0423-18-2-01-10-0000](#)

Assessment Code: [0027043910](#)

Primary Owner:

PropertyAddress:

[TAVENNER STANLEY E JR](#)

[PO BOX 643](#)

COS Parcel:

[ENNIS, MT 59729-0643](#)

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: [GUSTIN MINOR SUB](#)

Legal Description:

[GUSTIN MINOR SUB, S18, T06 S, R01 W, ACRES 20, PLAT 4/248](#)

Last Modified: [7/13/2018 12:32:32 PM](#)

General Property Information

Neighborhood: [225.002.H](#)

Property Type: [IMP_R - Improved Property - Rural](#)

Living Units: [1](#)

Levy District: [25-2545-52F](#)

Zoning:

Ownership %: [100](#)

Linked Property:

[No linked properties exist for this property](#)

Exemptions:

[No exemptions exist for this property](#)

Condo Ownership:

General: [0](#)

Limited: [0](#)

Property Factors

Topography:

Fronting:

Utilities:

Parking Type:

Access: [0](#)

Parking Quantity:

Location:

Parking Proximity:

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	19.000	914.00
Total Ag Land	19.000	914.00
Total Forest Land	0.000	00.00
Total Market Land	1.000	24,399.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
6/15/2005	534	823D			
8/30/2002	472	585			
7/16/2001	455	83			

5/26/2000	441	338		
8/7/1995	391	185QC		
4/5/1995	388	349WD		

Owners

Party #1

Default Information: [TAVENNER STANLEY E JR](#)
[PO BOX 643](#)

Ownership %: 100

Primary Owner: "Yes"

Interest Type: [Conversion](#)

Last Modified: 12/3/2007 4:03:02 AM

Other Names

Other Addresses

Name

Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2018	25313	73060	98373	COST
2017	25313	65360	90673	COST
2016	38446	63350	101796	COST

Market Land

Market Land Item #1

Method: [Acre](#) **Type:** [3NQ - 1 Ac. beneath Improvements \(for dwlg on NQ Ag Land\)](#)

Width: **Depth:**

Square Feet: [00](#) **Acres:** [1](#)

Valuation

Class Code: [2002](#) **Value:** [24399](#)

Dwellings

Existing Dwellings

[No dwellings exist for this parcel](#)

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: [Residential](#) **Description:** [AAL1 - Lean-to, 1 story, pole frame](#)

Quantity: [1](#) **Year Built:** [2012](#) **Grade:** [A](#)

Condition: **Functional:** **Class Code:** [3301](#)

Dimensions

Width/Diameter: [18](#) **Length:** [100](#) **Size/Area:** [1800](#)

Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #2

Type: [Residential](#) **Description:** [AAP4 - Pole Frame Bldg, 1 side open, wood](#)

Quantity: [1](#) **Year Built:** [2012](#) **Grade:** [L](#)

Condition: **Functional:** **Class Code:** [3301](#)

Dimensions

Width/Diameter: 6 **Length:** 8 **Size/Area:** 48
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #3

Type: Residential **Description:** AAD1 - Horse Barn & Stable
Quantity: 1 **Year Built:** 1995 **Grade:** L
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: 36 **Length:** 100 **Size/Area:** 3600
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #4

Type: Residential **Description:** AA11 - Implement Shed, frame
Quantity: 1 **Year Built:** 1995 **Grade:** L
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: 60 **Length:** 100 **Size/Area:** 6000
Height: **Bushels:** **Circumference:**

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: NQ - Non Qualified Ag Land **Irrigation Type:**
Class Code: 1701 **Timber Zone:**

Productivity

Quantity: 0 **Commodity:**
Units: Non Qual

Valuation

Acres: 19 **Per Acre Value:** 48.13
Value: 914

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Non-Qualified Ag
Geocode: 25-0423-18-2-01-10-0000 **Assessment Code:** 0027043910
Primary Owner: **PropertyAddress:**
TAVENNER STANLEY E JR
PO BOX 643 **COS Parcel:**
ENNIS, MT 59729-0643
NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: GUSTIN MINOR SUB

Legal Description:

GUSTIN MINOR SUB, S18, T06 S, R01 W, ACRES 20, PLAT 4/248

Last Modified: 7/13/2018 12:32:32 PM

General Property Information

Neighborhood: 225.002.H **Property Type:** IMP_R - Improved Property - Rural
Living Units: 1 **Levy District:** 25-2545-52F
Zoning: **Ownership %:** 100
Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0 **Limited:** 0

Property Factors

Topography: **Fronting:**
Utilities: **Parking Type:**
Access: 0 **Parking Quantity:**
Location: **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	19.000	914.00
Total Ag Land	19.000	914.00
Total Forest Land	0.000	00.00
Total Market Land	1.000	24,399.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
6/15/2005	534	823D			
8/30/2002	472	585			
7/16/2001	455	83			

5/26/2000	441	338		
8/7/1995	391	185QC		
4/5/1995	388	349WD		

Owners

Party #1

Default Information: [TAVENNER STANLEY E JR](#)
[PO BOX 643](#)

Ownership %: 100

Primary Owner: "Yes"

Interest Type: [Conversion](#)

Last Modified: 12/3/2007 4:03:02 AM

Other Names

Other Addresses

Name

Type

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2018	25313	73060	98373	COST
2017	25313	65360	90673	COST
2016	38446	63350	101796	COST

Market Land

Market Land Item #1

Method: [Acre](#) **Type:** [3NQ - 1 Ac. beneath Improvements \(for dwlg on NQ Ag Land\)](#)

Width: **Depth:**

Square Feet: [00](#) **Acres:** [1](#)

Valuation

Class Code: [2002](#) **Value:** [24399](#)

Dwellings

Existing Dwellings

[No dwellings exist for this parcel](#)

Other Buildings/Improvements

Outbuilding/Yard Improvement #1

Type: [Residential](#) **Description:** [AAL1 - Lean-to, 1 story, pole frame](#)

Quantity: [1](#) **Year Built:** [2012](#) **Grade:** [A](#)

Condition: **Functional:** **Class Code:** [3301](#)

Dimensions

Width/Diameter: [18](#) **Length:** [100](#) **Size/Area:** [1800](#)

Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #2

Type: [Residential](#) **Description:** [AAP4 - Pole Frame Bldg, 1 side open, wood](#)

Quantity: [1](#) **Year Built:** [2012](#) **Grade:** [L](#)

Condition: **Functional:** **Class Code:** [3301](#)

Dimensions

Width/Diameter: 6 **Length:** 8 **Size/Area:** 48
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #3

Type: Residential **Description:** AAD1 - Horse Barn & Stable
Quantity: 1 **Year Built:** 1995 **Grade:** L
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: 36 **Length:** 100 **Size/Area:** 3600
Height: **Bushels:** **Circumference:**

Outbuilding/Yard Improvement #4

Type: Residential **Description:** AA11 - Implement Shed, frame
Quantity: 1 **Year Built:** 1995 **Grade:** L
Condition: **Functional:** **Class Code:** 3301

Dimensions

Width/Diameter: 60 **Length:** 100 **Size/Area:** 6000
Height: **Bushels:** **Circumference:**

Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

Ag/Forest Land

Ag/Forest Land Item #1

Acre Type: NQ - Non Qualified Ag Land **Irrigation Type:**
Class Code: 1701 **Timber Zone:**

Productivity

Quantity: 0 **Commodity:**
Units: Non Qual

Valuation

Acres: 19 **Per Acre Value:** 48.13
Value: 914



MADISON COUNTY

MONTANA

Madison County Detail

- [Home](#)
- [Tax Search](#)
- [Doc Search](#)

08/08/18
11:42:22

MADISON COUNTY
MADISON CO TREASURER SHELLY BURKE
PO BOX 247, 103 W WALLACE
VIRGINIA CITY MT 59755

Page: 1
Tax ID: 27043910
Type:

Property Tax Query

Name & Address	TW Rang SC	Description
TAVENNER STANLEY E JR PO BOX 643 ENNIS MT 59729-0643		Sub/Blk/Lot / / 06S/01W /18 Geo 0423-18-2-01-10-0000 GUSTIN MINOR SUB, ACRES 20, PLAT 4/248

	YR	Int Date	Due date	Tax Amount	Penalty	Interest	Total Year
Paid	17	11/20/17	11/30/17	183.21			366.40
	17	05/25/18	05/31/18	183.19			
Paid	16	11/23/16	11/30/16	215.00			429.99
	16	05/22/17	05/31/17	214.99			
Paid	15	11/25/15	11/30/15	216.33			432.64
	15	05/23/16	05/31/16	216.31			
Paid	14	11/21/14	11/30/14	241.26			482.50
	14	05/26/15	05/31/15	241.24			
Paid	13	11/26/13	11/30/13	252.71			505.40
	13	05/21/14	05/31/14	252.69			
Paid	12	11/21/12	11/30/12	234.34			468.68
	12	05/24/13	05/31/13	234.34			
Paid	11	11/23/11	11/30/11	256.12			512.24
	11	05/24/12	05/31/12	256.12			
Paid	10	11/29/10	11/30/10	292.72			585.41
	10	05/24/11	05/31/11	292.69			
Paid	9	11/24/09	11/30/09	302.91			605.80
	9	05/26/10	05/31/10	302.89			
Paid	8	11/30/08	11/30/08	304.34			608.67
	8	05/31/09	05/31/09	304.33			



MADISON COUNTY

MONTANA

Madison County Detail

- [Home](#)
- [Tax Search](#)
- [Doc Search](#)

08/08/18
11:42:22

MADISON COUNTY
MADISON CO TREASURER SHELLY BURKE
PO BOX 247, 103 W WALLACE
VIRGINIA CITY MT 59755

Page: 1
Tax ID: 27043910
Type:

Property Tax Query

Name & Address	TW Rang SC	Description
TAVENNER STANLEY E JR PO BOX 643 ENNIS MT 59729-0643		Sub/Blk/Lot / / 06S/01W /18 Geo 0423-18-2-01-10-0000 GUSTIN MINOR SUB, ACRES 20, PLAT 4/248

	YR	Int Date	Due date	Tax Amount	Penalty	Interest	Total Year
Paid	17	11/20/17	11/30/17	183.21			366.40
	17	05/25/18	05/31/18	183.19			
Paid	16	11/23/16	11/30/16	215.00			429.99
	16	05/22/17	05/31/17	214.99			
Paid	15	11/25/15	11/30/15	216.33			432.64
	15	05/23/16	05/31/16	216.31			
Paid	14	11/21/14	11/30/14	241.26			482.50
	14	05/26/15	05/31/15	241.24			
Paid	13	11/26/13	11/30/13	252.71			505.40
	13	05/21/14	05/31/14	252.69			
Paid	12	11/21/12	11/30/12	234.34			468.68
	12	05/24/13	05/31/13	234.34			
Paid	11	11/23/11	11/30/11	256.12			512.24
	11	05/24/12	05/31/12	256.12			
Paid	10	11/29/10	11/30/10	292.72			585.41
	10	05/24/11	05/31/11	292.69			
Paid	9	11/24/09	11/30/09	302.91			605.80
	9	05/26/10	05/31/10	302.89			
Paid	8	11/30/08	11/30/08	304.34			608.67
	8	05/31/09	05/31/09	304.33			