

# CORDER

AND ASSOCIATES, LLC



## *Equestrian Country Cottage*

*High Prairie Acres*

*30 Hayfield Loop, Ennis, MT 59729*

*Offered at \$509,000*



*Presented Exclusively by*  
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# Property Information

**Lot Size:** 5.02 Deeded Acre

**Taxes:** \$1,009.65 (2023)

**Legal:** SHINING MOUNTAINS SUB NO 2, S24, T07 S, R02 W, LOT 149, ACRES 5.016, PLAY 4/50

**Year Built:** 1989

**Bed/Bath:** 2 Bed/1 Bath

**Square Footage:** 820

**HVAC:** Electric baseboard

**Water/Sewer:** Well; Septic

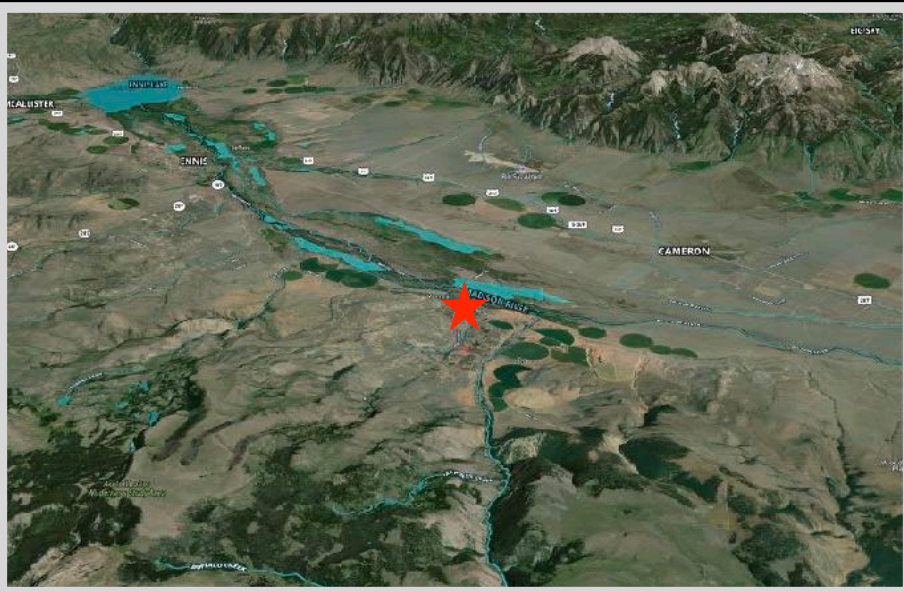
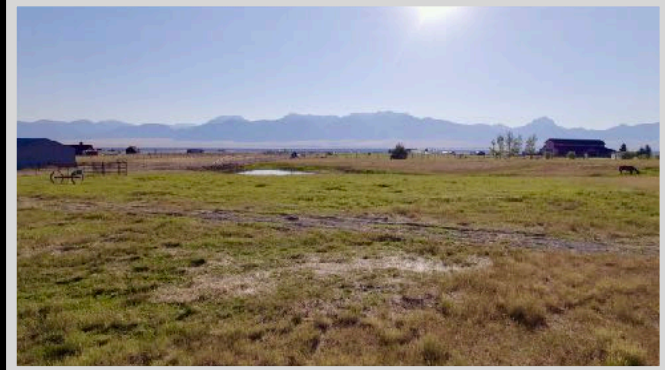
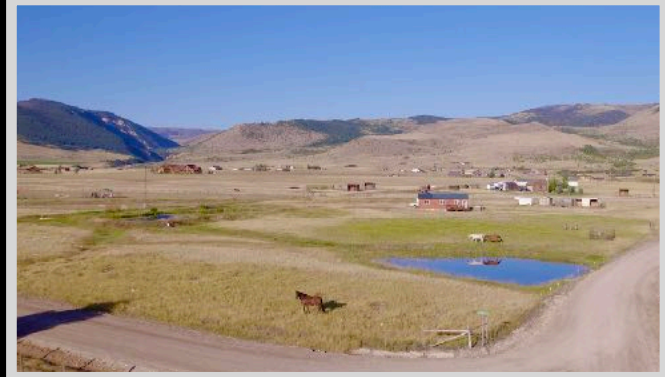
**Appliances:** Stove, refrigerator, washer & dryer, microwave

**Fencing:** Yes; Completely fenced for horses

**Outbuildings:** 2 loafing sheds; Enclosed storage shed

**Special Enhancements/Extras:** Walnut and hickory hardwood flooring in primary suite; Exterior of cabin restained in 2024; Full RV hookup; Irrigation implements and firehose accompany sale; Therapy spa; Infrared fireplace

**Covenants/HOAs:** Shining Mountain Owners Association \$200/yr.; Water Users Association \$50/yr.

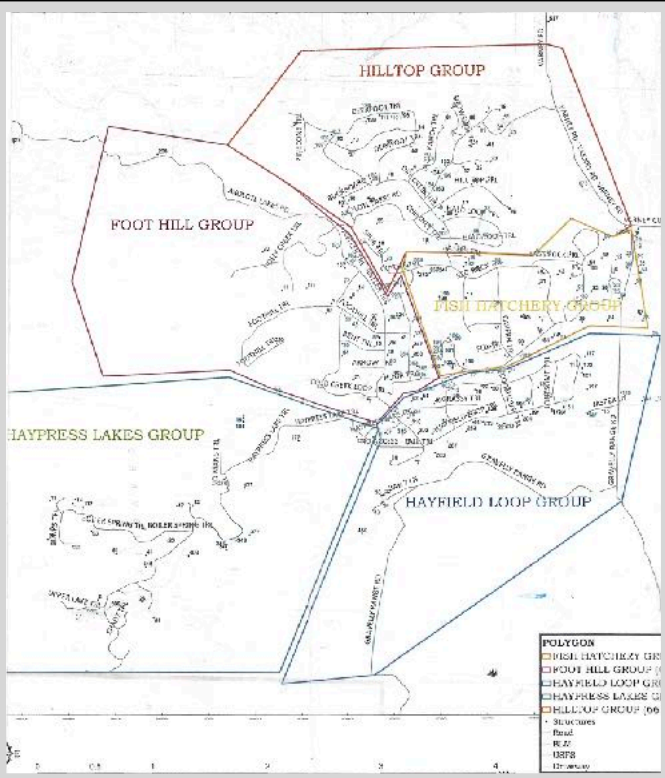


Experience this property  
virtually!



# Executive Summary

Hayfield Loop of the Shining Mountains subdivision overlooks the Madison Valley with the Madison River winding through. The Gravelly Mountain Range carves out the backdrop and on a clear day, you can catch a glimpse of the Tetons in Wyoming and Idaho. The spectacular subdivision is ideal for walking along the roads or horseback riding. The country cottage sits on 5.02 acres completely fenced for horses with 2 loafing sheds and irrigation equipment to maintain the lush pastures. The home features 2 bedrooms and 1 bathroom within 820 square feet. Step into the primary bedroom with custom cabinetry and walnut hickory hardwood floors for a homely feel. The acreage offers an oasis with two ponds and year-round access on a maintained road. Take advantage of the nearby Haypress Lake with private gated access for fishing and explore horseback riding trails for a scenic adventure with the backdrop of the Gravelly Range. Embrace various outdoor activities along the Gravelly Range Road like ATVing, snowmobiling, skiing, hiking, camping, and hunting in this vibrant area for the adventurous soul. A short drive will get you to the Madison River Varney Bridge fishing access site to indulge in fishing, floating, and boating! Ennis and Cameron are easy to access for convenience and amenities. West Yellowstone is 45 minutes for an unforgettable experience. Bozeman, Montana is just an hour's drive for a Bobcat football game, fine dining, or eclectic shopping!



Take the virtual home tour!



## *Local Area*

Seven miles north of Ennis is the quaint Montana town of McAllister, named after its founding rancher. McAllister remains a community rooted in ranching and provides entry to the Bear Trap Canyon Wilderness. This wilderness area, a part of the extensive Lee Metcalf Wilderness Area, was the initial wilderness region overseen by the Bureau of Land Management. The untouched canyon features around ten miles of challenging Class IV-V whitewater and excellent fishing opportunities for those seeking an adventurous experience.

Ennis, Montana was named for William Ennis who settled the area that is now the townsite. Lewis and Clark crossed through the Madison Valley in 1805, but Ennis wasn't shaped until the discovery of gold in 1863 in Alder Gulch. Ennis was incorporated in 1956. The primary source of the economy is cattle with rotating crops of hay and grains. Timber is also harvested from numerous acres of nearby forests. Gold mining is also making a comeback. Downtown Ennis has tackle shops and hunting equipment available for the outdoor enthusiast. The Madison River offers blue-ribbon trout fishing. Outdoor recreation can be found year-round!

## *Area Attractions*



### **Ennis Lake**

Ennis lake stretches for 2.6 miles and was formed by the construction of the Madison Dam. Camp, boat, fish, or white-water raft in the Bear Trap Canyon downstream of the dam. Anglers can fish for Brown and Rainbow Trout in this 4,800-acre lake.

### **Norris Hot Springs**

Named the Water of the Gods, Norris Hot Springs is a unique oasis situated among hillsides offering views of wildlife from the pool. Naturally heated from the bubbling springs below the earth's surface, the pool's clean hot mineral waters are 120 degrees. Soak here to treat your body to the healing powers of the hot mineral waters and enjoy the atmosphere with live music, food, and a campground.

### **Lewis and Clark Caverns State Park**

This unique and fascinating park was Montana's first state park and features one of the largest known limestone caverns in the Northwest. The spectacular caves are **lined with stalactites, stalagmites, columns, and helictites.**

### **The Ringing Rocks**

The famous Ringing Rocks offer an unforgettable memory best described as a jumbled pile of boulders that when tapped with a hammer or wrench ring melodically. Although there is currently not a scientific explanation available, it is thought the chiming is caused by the combination of rock and the way the patterns have formed as the rocks have eroded. Mysteriously, if you remove a rock from the pile, it no longer rings!

### **Yellowstone National Park**

Yellowstone National Park is 125 miles for an easy day trip where you can catch a glimpse of the rarely seen grizzly and wolf at the Grizzly and Wolf Discovery Center. Visit geysers and the historic Old Faithful for sights that you will never forget. Get a taste of the wild, see where the wildlife roams, and enjoy all the amenities of a national park!

# Blue-Ribbon Fishing

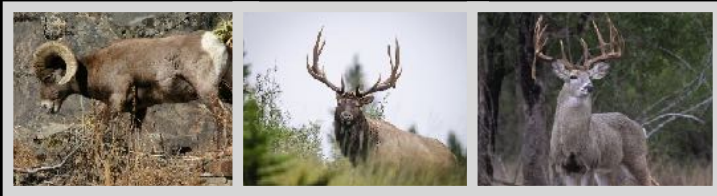
## Madison River

Considered to be one of the prettiest and most popular rivers in Montana, the Madison River provides scenic floats, gorgeous canyons, and breathtaking views. Even if the fish are not biting, the land surrounding the river makes any day worth it. The Madison begins in Yellowstone National Park and flows for more than 140 miles before reaching the Missouri River near Three Forks, Montana. The mighty Madison River ranks as one of the top rivers for trout fishing and contains high numbers of quality-sized brown and rainbow trout. Whether you are a dry fly, nymph, or streamer fisherman, there is enough for all to enjoy success on these waters.



## Big Game Trophy Hunting in the Beaverhead-Deerlodge National Forest

The Beaverhead-Deerlodge National Forest claims the title as the largest of all the national forests in Montana. It spans over 3.32 million acres and lies in eight of Montana's counties. The forest provides timber, minerals, and grazing land as well as a habitat for wildlife. The area displays fantastic mountain ranges climbing toward the sky. These ranges include the Anaconda, Bitterroot, Beaverhead, Flint Creek, Gravelly, Highland, Madison, Tobacco Root, and Sapphire Mountains. The snowpack of the mountains forms the Big Hole, Beaverhead, and Ruby rivers. These three rivers then join and flow as one in the Jefferson River. Bird watchers can find more than 260 species in the various habitats. The region provides a winter range for bighorn sheep and mountain goats and is home to grizzly and black bears, mule deer, mountain lions, elk, and moose.



# Skiing and Winter Sports

## Bridger Bowl Ski & Snowboard Resort

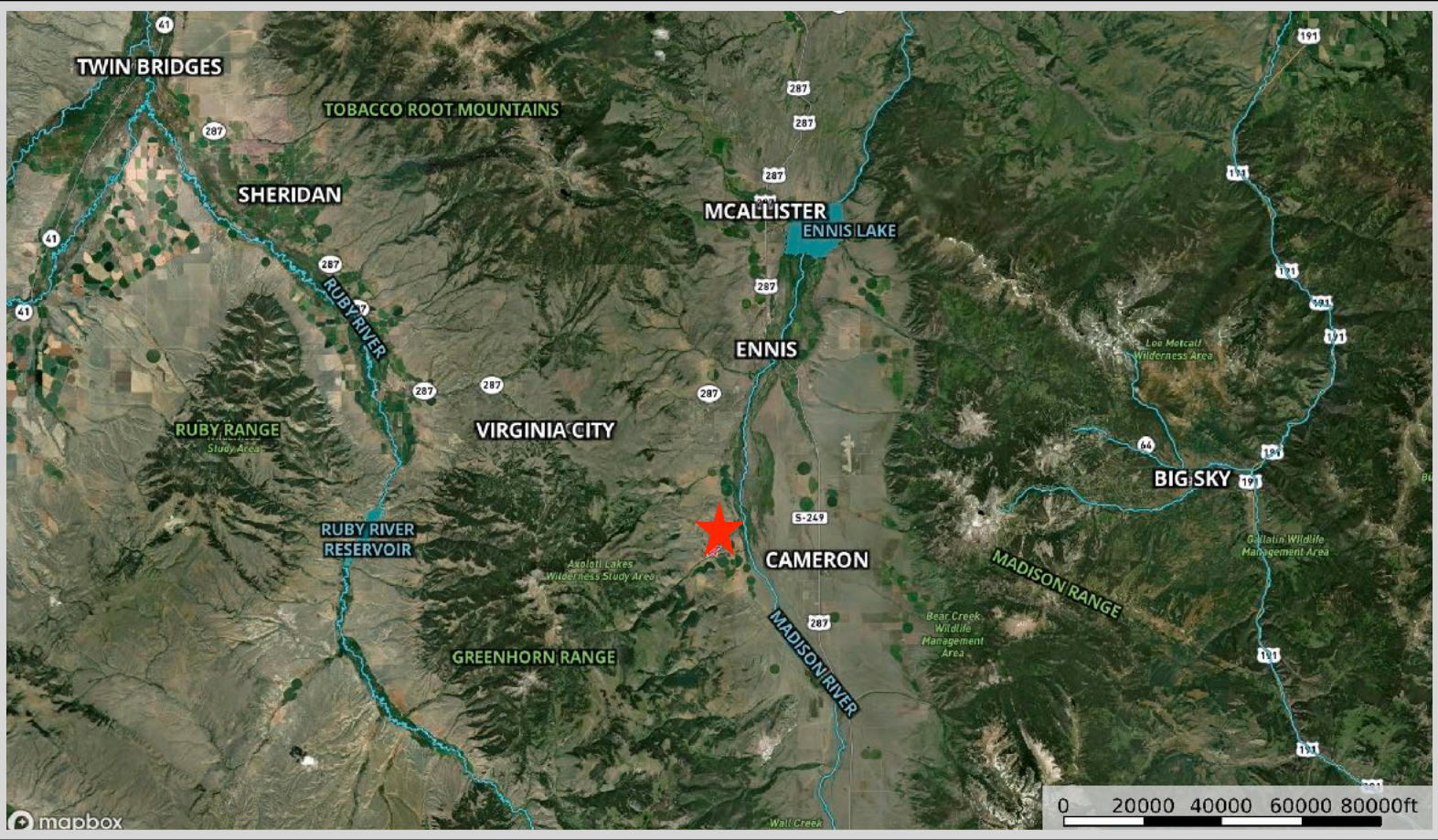
The resort boasts four large bowls within its boundaries that offer a variety of landscape and terrain for any individual's ability.

## Big Sky Resort

Stay at the resort and take part in all the splendid activities it has to offer. Go mountain biking on numerous trails and see the gorgeous scenery firsthand. Golf on the prestigious course and then relax at the spa. In the winter months enjoy skiing, snowshoe tours, and sleigh rides. In the warm months hike, zipline, and get out in the amazing Montana sunshine.



# Property Maps



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.