



# Little Belt Mountains Lodge, Lounge and Dining \$600,000



## Bob's Bar 320 N. Main Neihart, MT

- **Lounge with Full Liquor License**
- **Full Service Dining Area & Kitchen**
- **15 Motel Rooms/Large Hot Tub**
- **Self Service Gas Pumps**
- **Two Major City Market Areas Great Falls and Helena**
- **Within 30 Miles of MT Population**

Don't miss this opportunity to own an iconic landmark and thriving turn key business in the heart of the Little Belt Mountains. Located in the center of year round recreation including big game and up-land bird hunting, fishing, hiking, biking, boating (Newland Creek Reservoir 32 miles), snow skiing (8 miles South), 300+ miles of snowmobile trails (174 miles groomed) accessible from the property and cross country skiing. Historic and geographic treasures abound in all directions from the property creating endless exploration opportunities.



PRESENTED EXCLUSIVELY BY:  
CYNTHIA SCHULTZ, REALTOR®

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Clearwater Montana Properties, Inc.

Mobile 406-788-7667 Office 406-547-3000

CMPMontana.com (MLS 17-1212)

SportsAfieldTrophyProperties.com (Listing 71906)

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Information is deemed to be reliable, but is not guaranteed. Buyers and their agents are encouraged to conduct due diligence, and to verify to their satisfaction, the information contained herein regarding property. This information is provided by outside sources and deemed reliable but not guaranteed by the Brokerage Firm, its agents nor representatives, nor the Listing Agent.



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**Elk Taken Locally**



**Showdown Ski Hill  
Torchlight Parade**



**Trout - 4 mi.  
Downstream  
in Belt Creek**



**Fly Fishing in the Sluice Boxes**

This well maintained business fronts US Highway 89 with optimum visibility. The land, building, business and full liquor license are all included in the sale. The business includes dining for +/- 40 with additional banquet room, 15 motel rooms with 1-3 beds and 2 with kitchenettes, bar with high top tables, pool table, juke box and gambling machine, two self service gas pumps, large interior storage area and exterior partially enclosed storage area with vehicle door. A covered deck provides access to all upper level rooms.

*For more information contact Cynthia Schultz 406-788-7667 or Pete Schultz 406-788-4924*



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