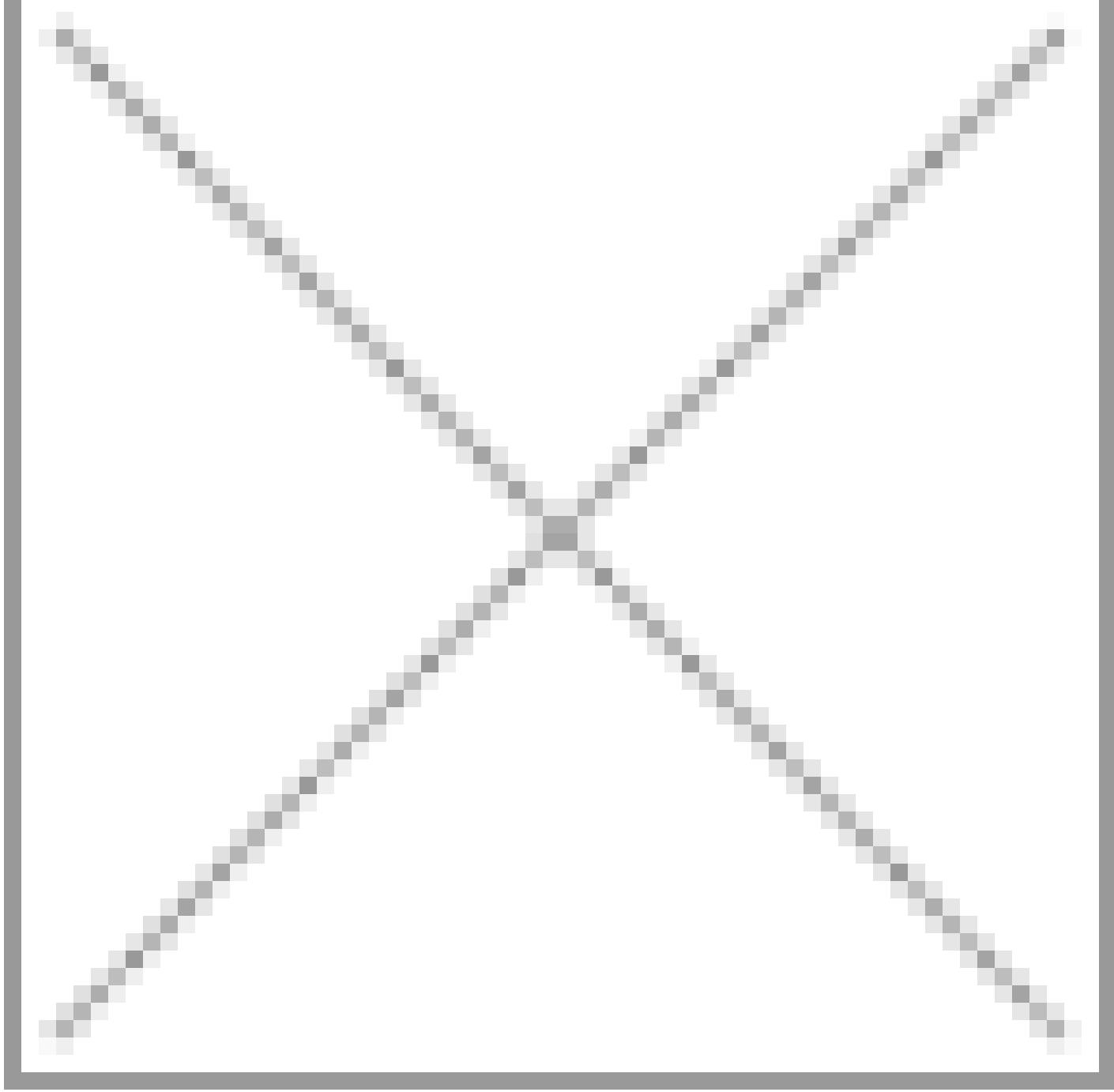


Sports Afield Trophy Property

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Willow Ridge Lodge, Granite County, Montana, 13.27 Acres

\$1,790,000

- Agriculture, Big Game, Fishing, House, Income producing, Snow sports, Stream/River, Upland Bird, Water Sports, Waterfowl, Wildlife Viewing

Turnkey Event Venue and Vacation Rental with 360-Degree Mountain Views

Exceptional 13.27-acre property featuring a spacious 4-bedroom, 2.5-bathroom home designed for vacation rentals, weddings, and special events. This proven income-producing property delivers panoramic Big Sky Country views from every direction while positioned just minutes from Rock Creek's world-renowned Blue Ribbon trout waters and 15 minutes from historic Philipsburg's shops, sapphire mining, and breweries.

The home's thoughtful layout maximizes guest capacity and event functionality with generous living areas, a well-appointed kitchen equipped with commercial-grade appliances including dishwasher, range, refrigerator, microwave, and in-unit washer/dryer. The walk-out basement design expands usable space and provides seamless indoor-outdoor flow essential for event hosting. Four bedrooms comfortably accommodate families or wedding parties, while 2.5 bathrooms ensure convenience for groups. The property's insulated concrete form foundation provides superior energy efficiency and structural integrity—critical for year-round rental operations in Montana's climate extremes.

Prime Granite County Location Near Blue Ribbon Fisheries

This parcel sits at the intersection of accessibility and natural beauty. Rock Creek, consistently ranked among Montana's top trout streams, flows just minutes away offering 50+ miles of public fishing access targeting rainbow, brown, cutthroat, and bull trout. This proximity positions the property perfectly for fly fishing clientele—a high-value demographic seeking quality accommodations near premium waters.

Philipsburg's historic downtown, just 15 minutes away, provides the perfect complement to the property's rural setting. Guests access full-service amenities including Philipsburg Brewing Company, the renowned Sweet Palace candy store, Sapphire Gallery for gem mining experiences, and multiple restaurants serving the tourist and local communities. This balance of seclusion and accessibility proves essential for vacation rental success, allowing guests to experience authentic Montana while maintaining convenient access to services, entertainment, and provisions.

Proven Income-Producing Investment

This turnkey operation eliminates the extended setup period typical of new vacation rental ventures. The property's established reputation for hosting weddings and special events provides immediate revenue potential beyond standard nightly rentals. Montana's wedding and event market continues expanding as couples seek dramatic natural backdrops and exclusive-use venues that deliver privacy impossible at traditional event spaces.

Exceptional flexibility for outdoor ceremonies, receptions, and gatherings is presented while maintaining buffer space from neighboring properties—critical for event noise management and guest privacy. The 360-degree mountain views create natural photography backdrops that drive social media exposure and organic marketing. The detached two-car garage offers secure storage for maintenance equipment, guest overflow parking, or potential conversion to additional guest accommodations subject to permit approval.

Immediate Opportunity

This fully operational property requires no additional investment to begin generating income. Furnishings, proven systems, and established marketing presence transfer to buyers ready to continue successful vacation rental and event operations. The combination of premium location near Rock Creek, dramatic viewscapes, spacious accommodations, and event-ready grounds creates a unique offering in Granite County's hospitality market.

Contact the listing agent today to review financial performance, booking history, and operational details that demonstrate this property's income-producing capability and Montana mountain hospitality potential.

Main Info

- Street Address : 31 Braach Ranch Lane
- Lot Size Acres : 13.27 Acres
- Postal / Zip Code : 59858
- Dwelling : Yes
- State / Province : Montana
- (Assessor) Parcel Number : 0001450123
- County : Granite
- Closest City : Philipsburg

Taxes

Tax Year : 2024

Estimated Taxes per year are \$6,780.00

Broker Info

Charity Therriault

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Born and raised in the beautiful state of Montana, I've always had a deep connection to the land and the outdoor lifestyle that makes this place so special. As the proud owner of Woodland Creations and Home Center and ChariTea's Coffee and Treats in Philipsburg, Montana, my life revolves around community, craftsmanship, and a genuine love for the outdoors. With 14 years of experience in real estate, I specialize in helping clients find their ideal Montana properties—whether that's hunting and fishing land, farm and ranch acreage, off-grid retreats, or the perfect dream home. My approach is hands-on and personal, built on trust, hard work, and a shared appreciation for the Montana way of life. When I'm not working with clients, you'll likely find me riding horses, hunting, fishing, skiing, or exploring this breathtaking state with my husband, kids, and grandkids. I love meeting new people, building lasting relationships, and helping others discover their own piece of Big Sky Country. If you're looking for a knowledgeable and dedicated real estate professional who shares your passion

for the outdoors, I'd be honored to help you make your next move. Memberships: Philipsburg Chamber of Commerce | Safari Club International | Rocky Mountain Elk Foundation

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