



Proudly Presents



Montana Island Lodge
2433 Highway 83
Seeley Lake, Montana



**SPORTS
AFIELD**
ESTABLISHED 1887
TROPHY PROPERTIES



Proudly Serving
Montana

Office/Agent Locations

- Anaconda
- Bigfork
- Big Sky
- Butte
- Choteau
- Deer Lodge
- Ennis
- Fort Benton
- Georgetown Lake
- Helena
- Kalispell
- Lewistown
- Livingston
- Miles City
- Missoula International
Airport
- Noxon
- Philipsburg
- Rock Creek
- Roundup
- Seeley Lake
- Swan Valley
- Townsend
- Troy
- Whitefish
- White Sulphur Springs



INTRODUCTION

Built on an island in the middle of a picturesque mountain lake, the Montana Island Lodge is a once-in-a-lifetime estate property. Surrounded by the tranquil waters of Salmon Lake, the lodge sits on a wooded 1.26 acre island, while the additional onshore 28.41 acreage features a log guesthouse or caretakers quarters. Salmon Lake is a 5 mile long lake at the southernmost tip of the Seeley Swan Valley.

Currently operated as a resort, the Montana Island Lodge has 11 luxury guest rooms and suites, each with a style of its own. All the guest rooms and suites have private bathrooms and sliding glass doors to the outside decks. Views of Salmon Lake and the surrounding backcountry are visible from every room. The facility includes a fitness center, outdoor hot tub and bonfire deck, all in a park-like setting surrounded by blue lake water.

Inside the lodge, you will find 5 natural rock wood fireplaces, an open floor plan fit for entertaining, and numerous picture windows to take in the views. The kitchen has plenty of storage, and lots of counter space for preparing food for large groups. The kitchen is fully set-up to cater to lodge guests and can host larger events—up to 125 people. The adjoining Great Room can hold up to 30 meeting or dining guests. In addition to the above accommodations, the lodge also has conference facilities—The Grizzly Game Room—with a conference table for eight, The Conference Room—an onsite business center and breakout room, and The Big Sky Meeting Room—with flexible seating for twelve and a comfortable fireplace.

Surrounding the lodge is 8,000 square feet of decking and walkway to the dock, providing endless opportunity for relaxation, meetings and entertainment. A most enticing bonfire deck overlooking the lake provides a spectacular end to any day. The island location lends guests or events a secluded environment, completely unique to Montana, with outdoor recreation just steps away.

www.CMPMontana.com



Above:
The entrance to the Montana Island Lodge features hand carved wooden doors.

Below:
The natural rock fireplace in the great room basks in the views of Salmon Lake.



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LOCATION

The Montana Island Lodge is located in the heart of the Seeley Swan Valley, between the Bob Marshall Wilderness and the Mission Mountain Wilderness, on the shores of Salmon Lake. Salmon Lake sits about 55 miles northeast of Missoula, home to the University of Montana and Missoula International Airport.

LOCALE

The vibrant and charming town of Seeley Lake (located about 5 miles north of Salmon Lake) features more unspoiled nature than anywhere else in the lower 48 states. Connected by the Clearwater River and Swan Rivers, the Seeley Swan Valley Chain of Lakes provides outdoor recreation second to none. The nearby Blackfoot River, location of Norman McLean's *A River Runs Through It*, is a world class fishery. The Crown Of The Continent map, a National Geographic project, highlights the geo-tourism in the area. Seeley Lake is a full service community and is host to numerous tourists each summer season, as the shortest route from Glacier National Park to Yellowstone National Park.

WEATHER

Seeley Lake has a mild climate in the summer where temperatures tend to be in the 70s and a snowy winter with temperatures in the 20s. Average precipitation is 20.25 inches/year.

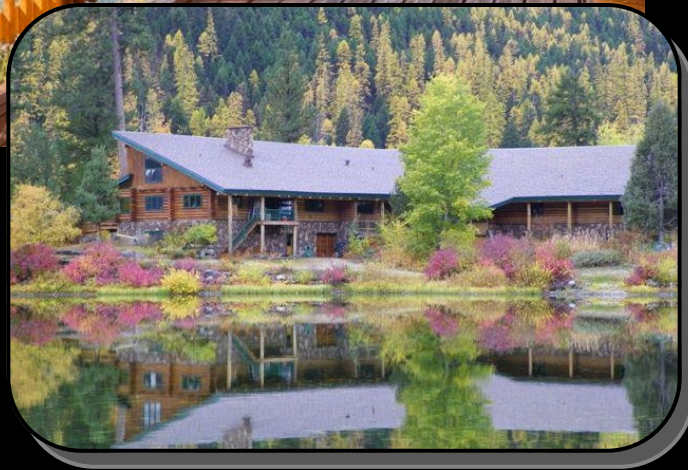
Getting To The Montana Island Lodge

From Missoula, drive east on Highway 200 about 40 miles. Turn on north on Highway 83 and drive about 10 miles. Salmon Lake will be on your left and the Montana Island Lodge can clearly be seen from the highway.

Road Frontage/Parking

Highway 83 is a state maintained, paved highway. Parking for the lodge is a large gravel parking lot with some covered carport parking, a triple car garage, and interior boat marina storage, all on the highway side of the island.

**Month	Daily High	Daily Low
January	32	12
February	38	13
March	46	21
April	55	27
May	65	35
June	73	41
July	83	44
August	83	43
September	73	36
October	58	29
November	40	22
December	30	12



Recreation

Tour the lake in a paddleboat, canoe, or fishing boat. Mountain biking and horseback riding offer summer outings only minutes from the lodge, in addition to fly fishing, rafting, golf and hiking. Winter offers cross-country skiing through pristine scenery, moonlight rides with sled dogs, ice skating, walks in the crisp air, great ice fishing and snowmobiling on hundreds of miles of groomed backcountry trails.

The Seeley Swan Valley offers many amenities outlined below:

- Double Arrow Golf Course—18 holes basking in views of the Swan Mountains, a pro-shop and a sandwich shop.
- Bob Marshall Wilderness—hundreds of acres of wilderness for the outdoor enthusiast.
- The Chain Of Lakes—with public campgrounds and boat launches, you can fish, canoe, water ski, and use personalized watercraft. There are also public beaches to enjoy the sun and water.
- Nordic Ski Trails—there are many miles of cross country ski trails to be skied on in the winter and hiked on in the summer.
- Mountain Hiking—there are numerous mountain lakes and waterfalls, most with maintained hiking trails to them.
- Glacier National Park—located only 2 hours away, the park is one of the biggest attractions in Montana.

The Seeley Swan Valley is centrally located between Bigfork, which offers upscale dining and shopping, and Missoula, which offers big city amenities. For more information about the Montana Island Lodge and the activities offered, see the website at www.MontanaislandLodge.com.

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www.SportsAfieldTrophyProperties.com



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SQUARE FOOTAGE

The main level of the lodge is 7650+/- square feet, the lower level of the lodge is also 7650+/- square feet, and the upper level of the lodge is 3500+/- square feet. The log shore house is 1719 +/- square feet.

ACREAGE

The island is about 1.26 acres and the property across the water included with the sale is approximately 28.41 acres.

BED/BATH

The lodge has eleven spacious guest rooms and suites that include private baths. There is also a staff bathroom.

WATER/SEWER

The Montana Island Lodge has a private septic system and a lake water filtration system.

OTHER INFO

Propane forced air heat and 5 wood fireplaces, asphalt shingle roof, full concrete basement, built in 1984, sold turn-key

TAXES/LEGAL

LEGAL: Section 32 T16N R14W, Government Lot 3 and Section 32 T16N R14W Government Lot 1 GEOCODE: 04254132201030000 and 04254132201050000 TAXES: To be determined

OTHER FEATURES

The Montana Island Lodge offers an exclusive, full-service conference facility specifically suited to high level, strategic planning meetings, for groups of up to 25 participants. The lodge also offers larger event service, such as a wedding, for up to 125 people. The Montana Island Lodge caters to the groups, providing gourmet cuisine for the event.



Catering/Staffing

When hosting an event, the Montana Island Lodge provides coffee and refreshment service. There are also gourmet meals prepared by the world-class chef in the lodge's state-of-the-art kitchen. The lodge currently functions to serve all 3 daily meals and the catering is all event specific. Presently, the facility does not have a liquor license and the sale of the property does not include one. The lodge does employ a full time manager.



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SUMMARY

The Montana Island Lodge at Salmon Lake is a one-of-a-kind opportunity to own an estate property. Rarely does an island become available for purchase, let alone on a pristine mountain lake in Montana. Operate it commercially as an event center or getaway destination or create yourself a residence with views, recreation, and uniqueness that is second to none. This is a property to be passed down the generations!

VIEWING INFO

Call Clearwater Montana Properties to schedule a tour. An appointment is required.

PRICE/TERMS

\$6,490,000/cash

MORE INFO

Contact Clearwater Montana Properties for more detailed information. No financial records are available.



PRESENTED EXCLUSIVELY BY:
Clearwater Montana Properties, Inc.

3134 Highway 83 North, Seeley Lake, MT

Toll Free: 800-577-3013

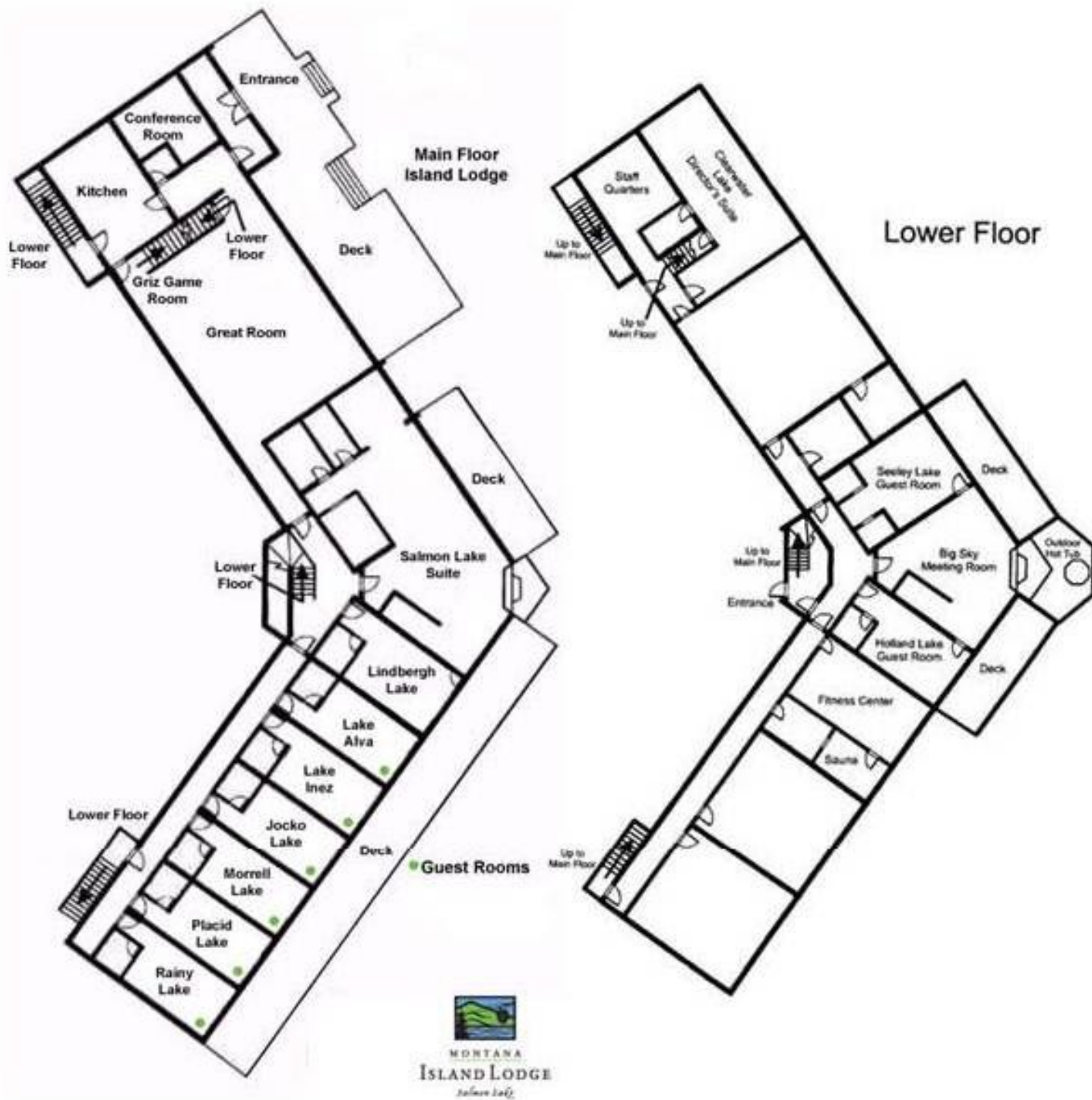
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Floor Plan