



## Little Belt Mountain Lodge, Lounge and Dining, Cascade County, Montana, 0.43 Acres \$600,000

- Big Game, Fishing, Upland Bird, Waterfowl

Own an iconic landmark and gathering place that is Bobs Bar in the heart of the Lewis and Clark National Forest and Fish Wildlife and Parks Region 4. This region offers the most diverse flora and fauna in Montana - 64 of Montana's 89 fish species; 75 of Montana's 109 mammals; and 338 of the state's 389 birds. The region is currently managing populations of all ten of the state's common big game animals. The Region contains the "Rocky Mountain East Front" one of the richest wildlife areas in the U.S. Located in the middle of over 2 million acres of public lands of the Lewis and Clark National Forest, this business includes a 15 room hotel with large hot tub, full service restaurant with seating for 40 and a banquet room for large groups, a lounge with high top tables, pool table, juke box, poker machine and piano. Recreation abounds in every direction including, big game hunting, fishing, upland birds, snow skiing, over 300 miles of snowmobiling trails accessible from the property, kayaking, floating, hiking and exploring endless geographic and historic gems. Don't miss this opportunity to own a thriving business in the heart of a truly authentic area of Montana. The area boasts majestic scenery including towering rocks and waterways throughout.

### Main Info

- Street Address : 320, N. Main Street
- Lot Size Acres : 0.43 Acres
- Postal / Zip Code : 59465
- Dwelling : No
- State / Province : Montana
- County : Cascade
- Closest City : Neihart

### Home Info

- Year Built : 1995
- Elevation : 0

### Taxes

Tax Year : 2016

Estimated Taxes per year are \$7,597.00

COMPROMISE LODGE ADDITION (NEIHART, S32, T14 N, R08 E, BLOCK 007, Lot 001, COP LTS 1-5, BK 7 SAF LTS 1-4 AND TR B BLK 24

#### Broker Info



**Cynthia Schultz**

**Clearwater Montana Properties**

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Full-time, licensed REALTOR® Member of the National Association of Realtors Member of the Montana Association of Realtors Member of the Great Falls Association of Realtors Bachelor of Science in Mechanical Engineering from Montana State University Specializing in new construction, residential, aviation, commercial, land, subdivisions, recreational, farm & ranch properties 12 years commercial property management and development experience generating over \$3 million in annual revenue 15 years of commercial property development throughout Montana, Idaho & Wyoming totaling over \$138 million in fast track build-to-suit projects Native Montanan Lifetime of recreating throughout Montana - snow & water skiing, boating, camping, hiking, hunting, fishing, motorcycling and seeking any outdoor adventure with her husband and three children

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