



**Horse Arena Complex-Restaurant, Lincoln County, Montana, 20.00 Acres**
\$1,150,000

- Agriculture, Equestrian, Income producing, Water Rights

Investment opportunity with potential owner financing for a qualified buyer! There is a total of 47,200 sq. ft. of usable space and 20 acres included in this price. 36,000 sq. ft. heated, indoor horse arena with 16 indoor stalls. Use as a manufacturing facility, indoor sports arena or... ? Also included is a 7,600 sq. ft. separate storage building and 3,600 sq. ft. of office space, including a restaurant/bar. This location is perfect for high traffic exposure from Hwy 93. It is located next to Riverstone Family Lodge and their popular cabins. Develop an RV park with cabins to support the needs of those who come to vacation throughout the summer and enjoy the recreation of the many lakes nearby, including Lake Koocanusa.

#### Main Info

- |                                  |   |
|----------------------------------|---|
| • Street Address : 17 Arena Lane | • Lot Size Acres : 20.00 Acres              |
| • Postal / Zip Code : 59917      | • Lot Size Square Feet : 871200 square feet |
| • State / Province : Montana     | • Dwelling : Yes                            |
| • County : Lincoln               | • (Assessor) Parcel Number : 0000053097     |
| • Closest City : Eureka          |   |

#### Taxes

Tax Year : 2019

Estimated Taxes per year are \$4,623.00

#### Broker Info



## **Mark and Jeannette Smith**

**Clearwater Properties**

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**[cmpmontana.com](http://cmpmontana.com)**

Mark and Jeannette bring the ideal combined expertise in all areas of real estate to make up the Montana Dream Team! Mark is a hunting guide in NW Montana and brings the unique skill sets of hunting, fishing, trapping, home construction, and extreme back country recreation. He specializes in bare land and hunting and fishing properties. Jeannette was born and raised on a cattle ranch in western Montana and graduated with her Master's degree from the University of Montana. She has a diverse background in education, ranching, healthcare administration, and life coaching. She has been in real estate for 18 years, has her brokers license, and is the Montana Regional manager for Clearwater Montana Properties. Jeannette is on the Sanders County Community Development Board of Directors and is passionate about helping local communities grow and thrive, while retaining the unique recreation and cultural aspects that make Montana so special. With designations including Broker, RRS, ABR, C2EX, she specializes in recreation homes and cabins, water frontage, retirement homes, and ranches. This team will help meet all of your real estate needs and focus on top notch customer service and really listening to their clients. Call, text, message or email them to begin your journey to find the perfect Montana dream property, home, cabin, retreat, or hunting/fishing property of your dreams at (406) 270-3921.

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