



**Riverside Arena, Mineral County, Montana, 14.87 Acres**

**\$2,300,000**

- Equestrian, Fishing, Income producing, River Frontage, Stream/River, Waterfowl

Unique & rare horse property on almost 15 acres nestled along the serene Saint Regis River, designed to host large events and accommodate overnight stabling and camping. This prime commercial location is right off I-90 and it's all level and useable. Property has 7 city sewer hook ups, great well & irrigation rights. Host Horse Shows, Ranch Sortings, Team Pennings, Rodeos, Boarding, Camping or as a Horse Hotel. It has a 150' X 300' lighted arena, 20 cattle pens, 2 ranch sorting pens, cattle chutes, 13 stall barn, announcer booth, remodeled office, multiple electric trailer hookups, outbuildings & a huge list of additional panels, supplies & equipment. The expansive property provides ample space for competitive equestrian activities, with meticulously groomed grounds creating a productive and inviting atmosphere for competitors and event organizers alike. Spectators can enjoy thrilling competitions under the beautiful Big Sky, surrounded by the natural beauty of the river setting.

**Main Info**

- Street Address : 80 Lobo Loop
- Lot Size Acres : 14.87 Acres
- Postal / Zip Code : 59866
- Dwelling : No
- State / Province : Montana
- (Assessor) Parcel Number : 460050; 460000
- County : Mineral
- Closest City : Saint Regis

**Taxes**

Tax Year : 2024

Estimated Taxes per year are \$1,978.00

Per county records

### 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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