



**COLDWELL
BANKER
COMMERCIAL**

CBS

PREMIER BIGHORN RIVER FISHING AND HUNTING LODGE

879 Sawyer Loop, Hardin, MT 59034
\$2,995,000

6,000 SF Lodge on roughly 52 acres with multiple outbuildings
Over 1/2 mile of river frontage

VIDEO OVERVIEW: <https://tinyurl.com/dpntyc7p>

FOR SALE

CBCMONTANA.COM



Premium Business Opportunity

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SALE

THE MONTANA DREAM COME TRUE...

Literally a once-in-a-lifetime opportunity to own a pristine piece of Montana Real Estate with over 50 acres of land, over a ½ mile of Bighorn River frontage and an extravagant Lodge on the Bighorn. On the property sits a World Renowned Fishing and Bird Hunting Lodge that offers not only a profitable business operation and gathering spot for outdoorsmen from all over the world, but offers daily opportunities to staff, management and ownership to enjoy the endless beauty and serenity in seasons throughout the year. The operation boasts 5-Star Ratings on both Google and TripAdvisor with over 70 combined reviews, showcasing the quality of Lodge being offered. Prominent Fishing Magazines and Fishing Companies have recognized the Lodge with prestigious awards over the years, further demonstrating its high-quality standing.

The property includes four primary buildings: a guest lodge, a fly shop, a managers/owners home, a state of the art dog kennel/facility, and other numerous shops/sheds. The upstairs of the Lodge boasts seven (7) beautiful guest rooms each with matching bedroom sets/themes, all with their own individual full-sized bathroom. On the main floor is a large, spacious commercial kitchen, a guest dining room and a large great room for guests to reminisce and relax amongst one another and with staff. Just outside the Lodge is a beautiful deck/patio area, a hot tub area and plenty of additional space amongst the cottonwood trees that sprawl the property. Management has meticulously maintained and cared for the property over the last two decades, making this a truly turn-key operation with endless amounts of pride-of-ownership.

The fly shop houses all the boots, waders, fly rods, reels, flies, and all other necessary fishing inventory. A minute walk from there is the two-bedroom, two-bathroom manager's home that offers beautiful views of the Bighorn River throughout every season of the year. All items necessary for this turn-key operation are included in this sale, including, but not limited to: appliances, furniture, fishing gear, vehicles, drift-boat/trailer, 4 wheelers, lawn equipment, client contacts, website, phone number, hunting dogs, sporting clay stations, inventory, etc.

A detailed list of all personal property accompanying this sale, as well as financials, pictures/drone-footage of the Lodge and the acreage, location/name/accreditations of the lodge, etc. is all available upon the signing of an NDA and validation of purchasing capabilities. Management and key staff have been in place for over 20 years. Management is willing to stay on board for a reasonable amount of time in order to accommodate a smooth transition for the next owner, should that new owner so desire.

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