

# SALE

## PREMIER BIGHORN RIVER LODGE

879 Sawyer Loop Hardin, MT 59034



**SALE PRICE**

**\$2,499,000**



**CLICK TO VIEW VIDEO**

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**George Warmer, CCIM**  
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### PROPERTY DESCRIPTION

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 the World Renowned Fishing and Bird Hunting Lodge, Eagle Nest Lodge. Long-time profitable business operation and gathering spot for outdoorsmen from all over the world. The operation boasts 5-Star Ratings on both Google and TripAdvisor with over 70 combined reviews, showcasing the quality of Lodge being offered. The Lodge was Orvis' 2008 Lodge of the Year, putting them in distinct territory with other phenomenal lodges around the country.

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 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. 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, etc.

A detailed list of all personal property accompanying this sale, as well as financials, is 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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### OFFERING SUMMARY

Sale Price:	\$2,499,000
Building Size:	6,000 SF
Lot Size:	51.85 Acres
Price / SF:	\$416.50
Year Built:	1985
Zoning:	Commercial

### PROPERTY HIGHLIGHTS

- 6,000 SF Lodge on roughly 52 acres with multiple outbuildings
- Over 1/2 mile of river frontage
- Drone Overview: <https://youtu.be/FIDHqY7Uypc?si=E55goEKBf84jLkGa>
- Matterport of Lodge: <https://my.matterport.com/show/?m=L339FjXKYcw>
- Matterport of Gift Shop: <https://my.matterport.com/show/?m=ifM65f49GEx>

### PROPERTY WEBSITE

[Click Here](#)

### OTHER RESOURCES

[Lodge Matterport](#)

[Drone Overview](#)

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## PREMIER BIGHORN RIVER LODGE

879 Sawyer Loop Hardin, MT 59034



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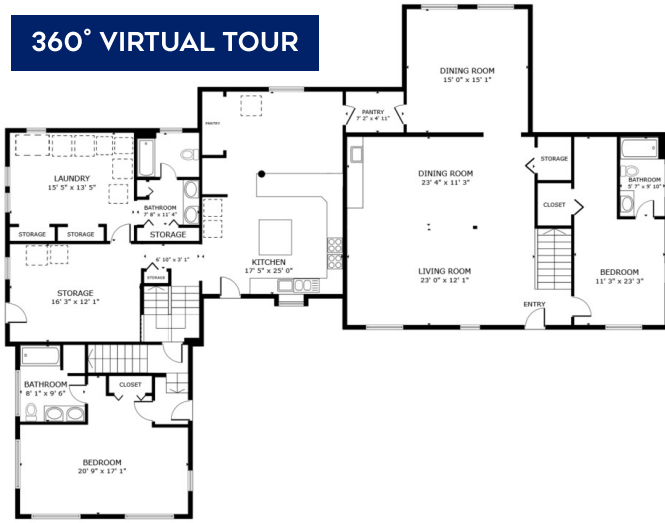
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# FLOOR PLANS

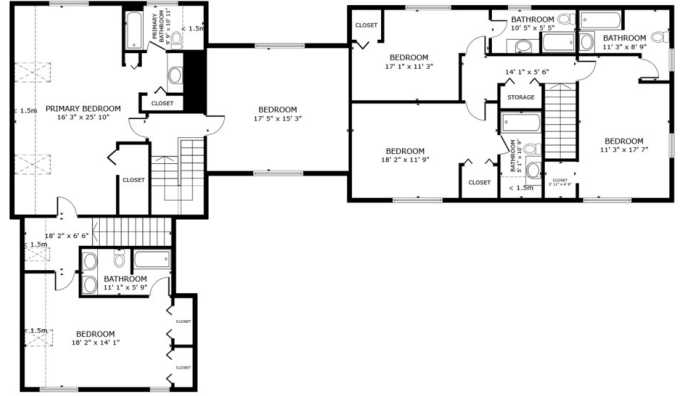
## PREMIER BIGHORN RIVER LODGE

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### 360° VIRTUAL TOUR



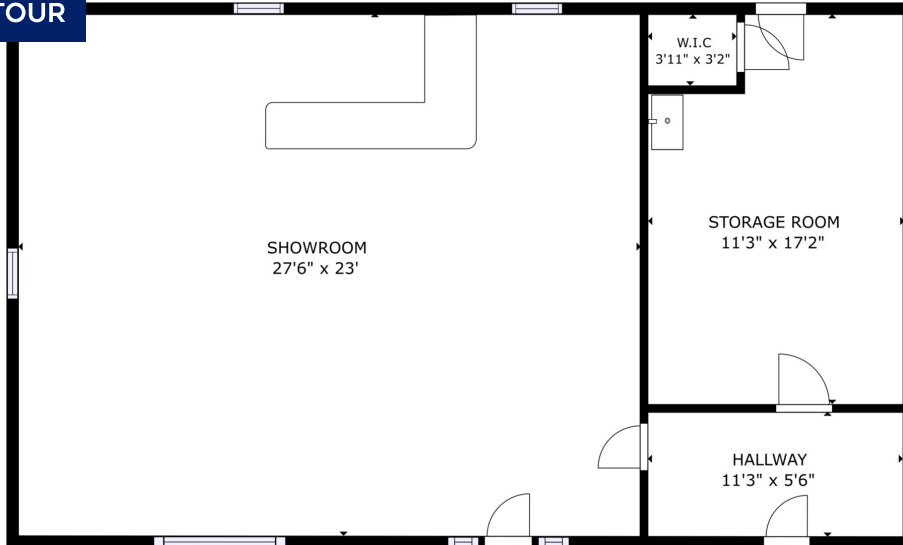
FLOOR 1



FLOOR 2

### Lodge Floor Plan

### 360° VIRTUAL TOUR



### Gift Shop Floor Plan

360° VIRTUAL TOUR  
FLOOR 1: 1,800 sq. ft.  
TOTAL: 4,000 sq. ft.



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### GEORGE WARMER, CCIM

Managing Partner

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MT #RRE-RBS-LIC-14174

### PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

### EDUCATION

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

### MEMBERSHIPS

In addition to handling his own commercial property listings portfolio and maintaining a large client base, George is actively involved in several trade, civic, and community organizations.  
Board Member: Big Sky Economic Development Association  
Board Member: City of Billings Board of Adjustments  
Member: CCIM  
Member: Billings Downtown Rotary

### RECENT TRANSACTIONS

- Sale: Site for 150,000 SF RVU Medical School Campus
- Sale: 52,000 SF Fed Ex Facility
- Sale: 108 Acre Montana Sapphire Mix Use Development
- Sale: Land For Camping World
- Sale: Land For Bretz RV
- Leases: 10,000 SF Pizza Ranch Lease
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

#### CBS

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