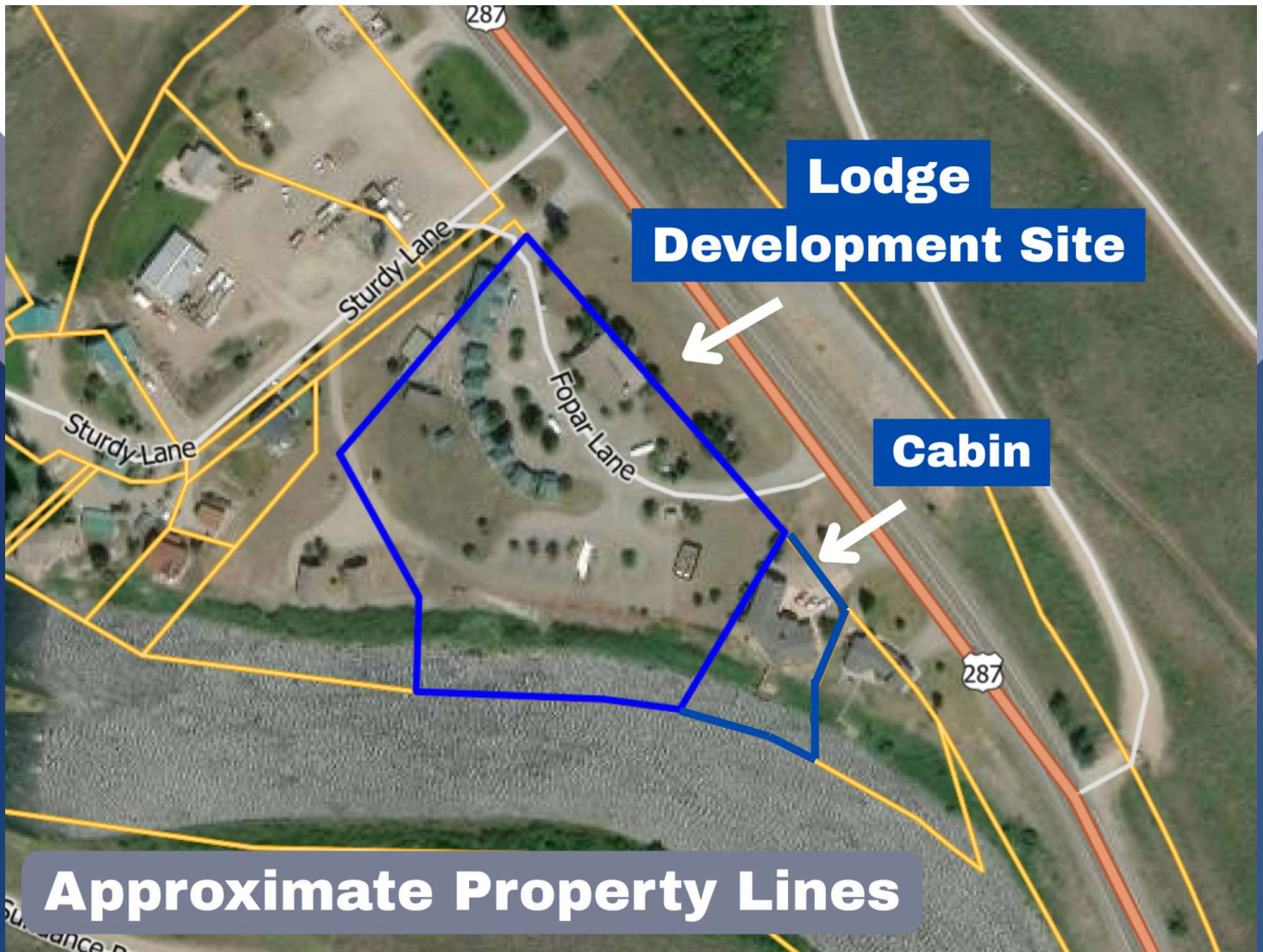


SALE

9 FOPAR LN

9 Fopar Ln Cameron, MT 59720



SALE PRICE

\$2,049,000

Nathan Matelich, CCIM
(406) 781-6889

Michael Speidel
(406) 601-9695

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Sale Price

\$2,049,000

OFFERING SUMMARY

Lot Size:

3.45 Acres

PROPERTY OVERVIEW

- 3.45 Acres of River Front Property on Madison River
- Shovel-Ready 35 Unit Redevelopment Opportunity
- Highest & Best Use Would be to Build Cabins/Condos for Resale
- Approved 35 Unit Septic Design with Madison County, Contract Only Needs to Submit Application When Ready to Install
- 4,326 SF Lodge with Walk-In Commercial Refrigerator, Kitchenette, Downstairs Basement, Upstairs Loft, Shared Laundry Room, Separate Men's & Women's Bathrooms with Showers
- Currently 9 RV Sites with Full Hookups (Would be Removed During Redevelopment)
- Septic, Well Water, Electricity & Propane
- Unmatched Scenic Views of Madison River & Mountains with Superior Fly Fishing

NOTE: Property is also available for lease for \$5,000/mo with tenant paying all operating expenses.

OTHER RESOURCES

[Video of Property](#)

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LISTING DESCRIPTION:

Located just 35 minutes from Yellowstone and 30 minutes from Ennis, this is a rare, vision-ready opportunity for a developer or investor to create a premier fishing retreat, lodge, or riverside condo project in one of Montana's most iconic locations.

With surging demand to own cabins/condos on the breathtaking Madison River, the highest and best use could be to create a condo association and have a developer sell off affordable, yet profitable slices of MT to outdoor enthusiasts looking for an unforgettable riverfront experience.

This property is located immediately adjacent to the Grizzly Bar & Grill which would provide a nice amenity. Adjacent owner's/manager's cabin at 1395 US Hwy 287 N, Cameron, MT could be included in the sale for an additional \$1,575,000.



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CABIN/AIR BNB

- 1395 US Hwy 287 N, Cameron, MT 59720
- For Sale \$1,575,000
- 3,932 SF Fully Furnished Owner's/Manager's Cabin or 2 Unit Air BNB
- ½ Acre Lot with River Frontage
- Well, Septic, Propane & Electric
- Hot Tub & Countless High End Finishes
- Upstairs Includes:
 - Master Bedroom with En Suite
 - Guest Bedroom
 - 3 Total Bathrooms
 - Dining Room
 - Living Room
 - Pantry
 - Laundry Room
 - Oversized 2 Car Garage
 - Wraparound Porch
- Downstairs Includes:
 - 3 Bedrooms
 - 2 Bathrooms
 - Open Concept Kitchen
 - Living Room
 - Walk-Out River Front Patio

CABIN DESCRIPTION:

Perched on a rare half-acre with direct Madison River frontage at the coveted West Fork, this property offers unmatched Blue Ribbon trout fishing, breathtaking views, and endless recreation—just 35 minutes from Yellowstone and 30 minutes from Ennis.

The beautifully remodeled (2020) duplex-style cabin comes fully furnished (excluding select personal items) and features two independent units, each with a full kitchen, laundry, and sweeping riverside decks. Highlights include granite counters, top-tier appliances, a rock fireplace, cathedral ceilings, a jacuzzi tub, and an oversized two-car garage.

Currently, the lower level operates as a successful short-term rental on Airbnb and VRBO, with proven income potential.



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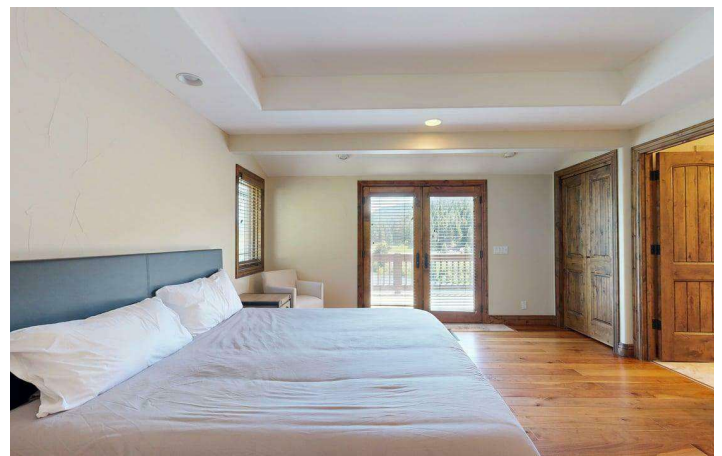


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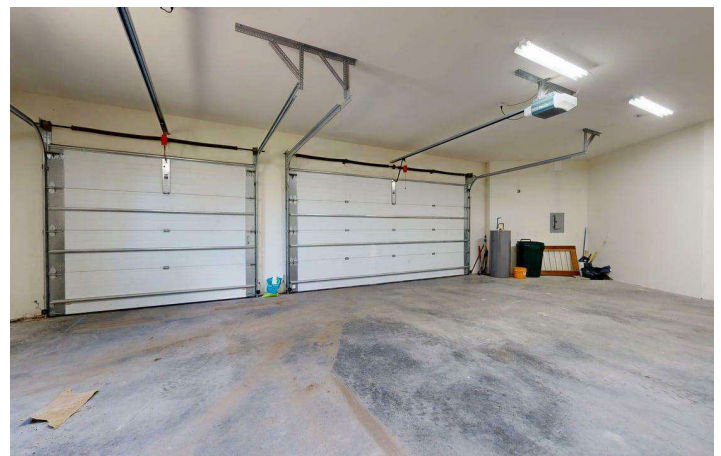


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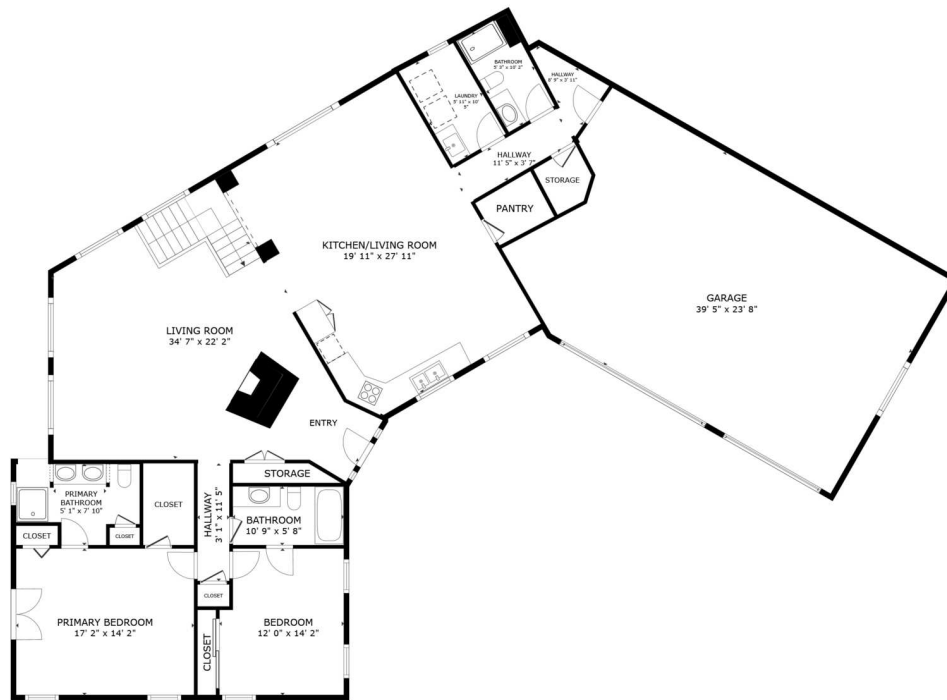


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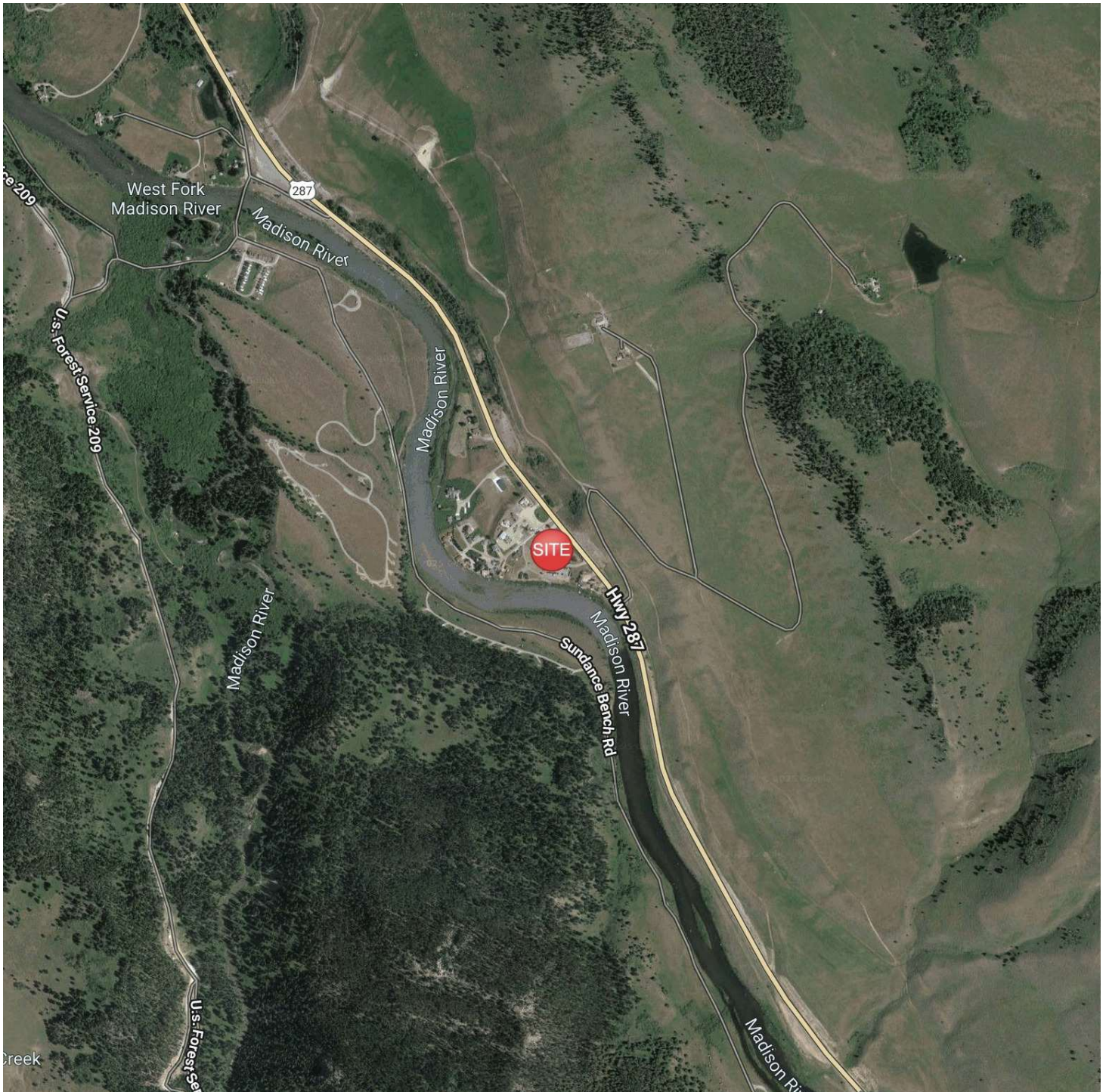


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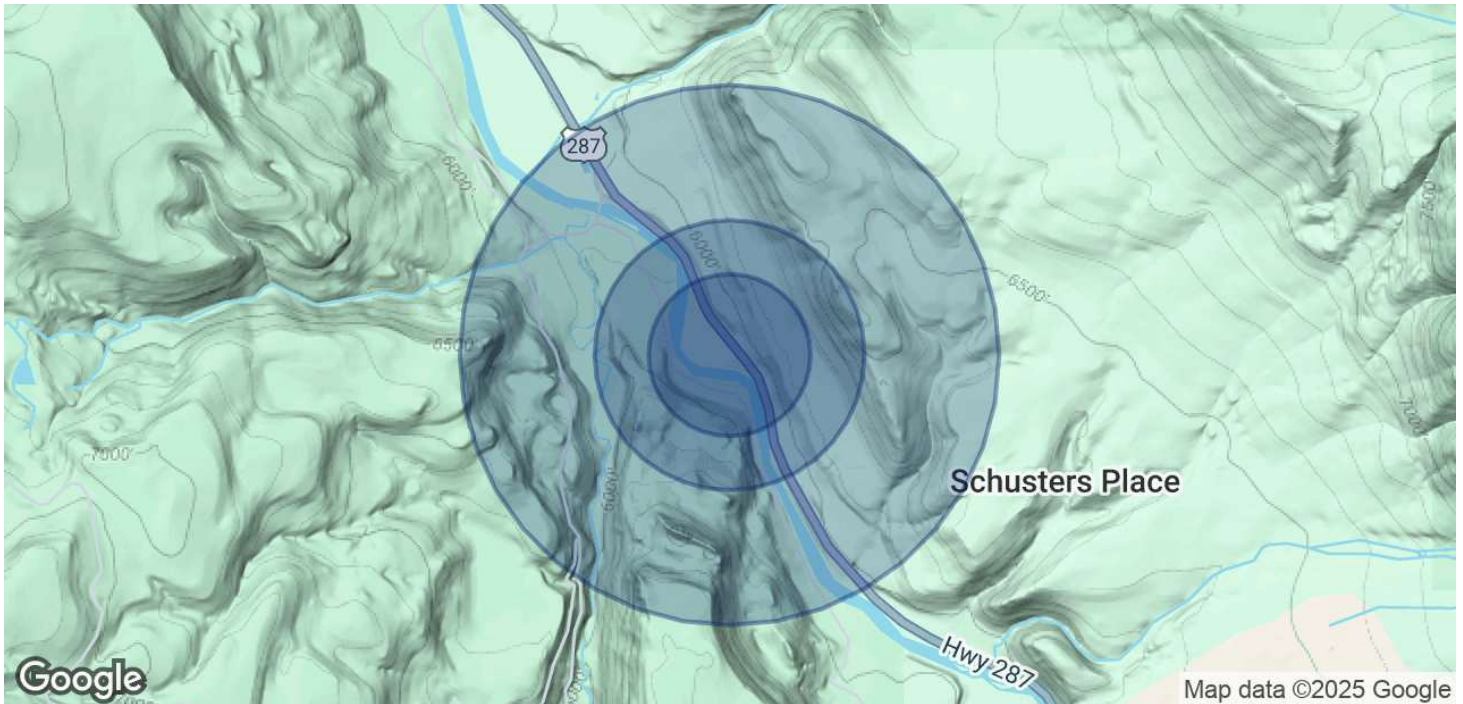


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5	7	17
Average Age	50	50	50
Average Age (Male)	50	50	50
Average Age (Female)	50	50	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	3	8
# of Persons per HH	2.5	2.3	2.1
Average HH Income	\$91,090	\$91,090	\$91,090
Average House Value	\$564,203	\$564,203	\$564,203

Demographics data derived from AlphaMap

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