

# FOR SALE Chalets at Fairmont

E6000

**105 GERMAN GULCH RD - ANACONDA, MT**



**LOCATION:** The Chalets are located between Butte and Anaconda. Take exit 211 and turn right onto Fairmont Road. Follow Fairmont Road for 2.5 miles, turn left on German Gulch Road. (see attached map)

**LEGAL:** Township 3 North, Range 10 West, Section 2: Parcel 4; parcel situated in a portion of the NE

**ACRES:** 1.843 +/- acres

**TAXES:** 2016 Taxes will be paid by the seller, 2017 taxes will be prorated to the date of closing.

**IMPROVEMENTS:** The Chalets at Fairmont are a turnkey business consisting of 5 vacation rentals built in 1988, modular home for manager, one car detached garage built in 1989 and spacious two car garage built in 2008. The chalets are located within walking distance to the Fairmont Hot Springs Resort with a golf course featuring an outstanding 6,741 yard, 18 hole, par 72 layout. Fairmont's "mile high, mile long" 5th hole is recognized as one of the most challenging among Montana golf courses. It is also adjacent to the Fairmont RV Park.

## PRICE: \$750,000.00



Colorado Land  
Investments I, LLC

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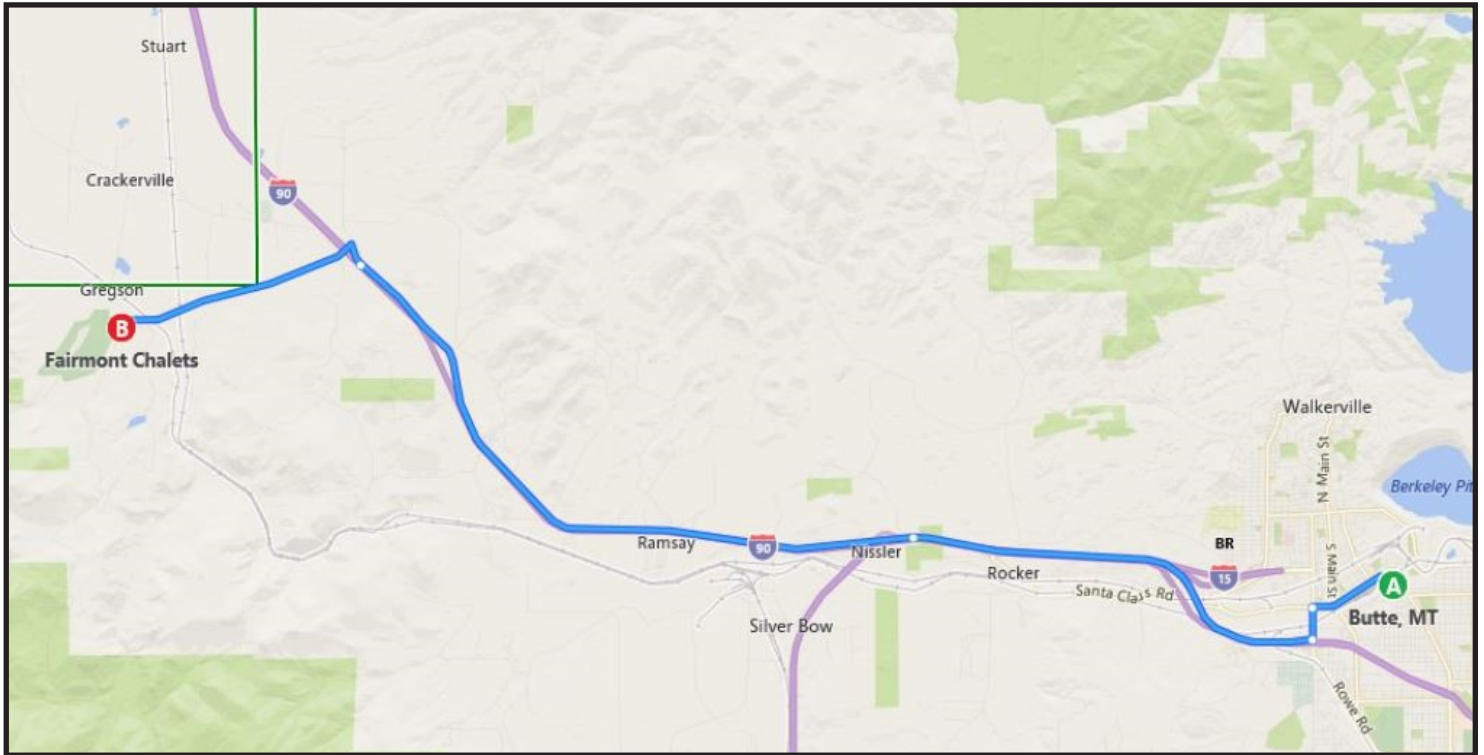




Rustic log chalets have all the comforts of home.

- Living Room
- Dining Room
- Bath w/shower
- Fully equipped kitchen
- Large bedroom w/queen bed on main level
- Loft w/2 full sized beds
- Linens
- Dishes
- Microwave
- Toaster
- Coffee maker
- Full size refrigerator
- Range & Oven
- Gas BBQ
- Washer & Dryer
- TV/DVD Player





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