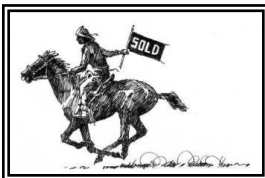

The Judith Mountain Lodge

***6300 Lime Kiln Road
Lewistown, MT 59457***



For additional details, contact:

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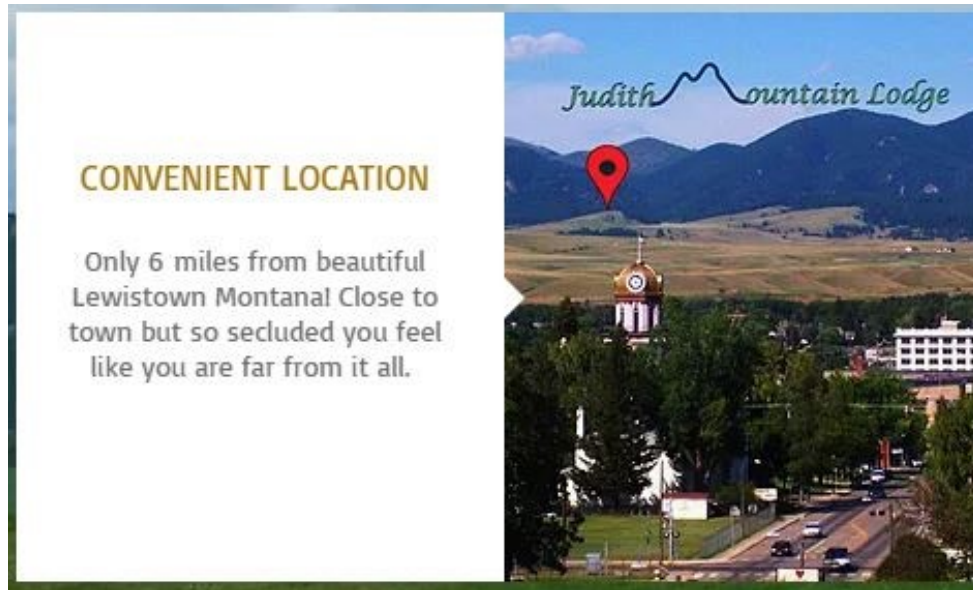
E-mail:
Scott@MontanaRanches.com



LOCATION: The Judith Mountain Lodge is located six short miles northeast of Lewistown, Montana, in the heart of the Judith Mountains.

AREA FEATURES: Lewistown, MT, is the geographical center of the State of Montana and the county seat of Fergus County. All the conveniences of a large town but with a population of 8,110 as of 2020. Fergus County is known for immense outdoor recreational opportunities since it is surrounded by several mountain ranges, clean air and water.

Lewistown has a municipal airport that can accommodate jet series aircraft. Great Falls, MT, is 106 miles to the northwest and Billings, MT, is 125 miles to the south.

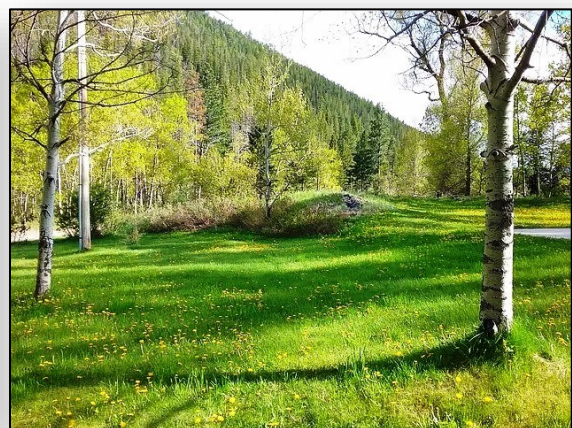


ELEVATION: 4,800' - 5,300'

ANNUAL PRECIPITATION: 16" - 20"

RECREATION: Central Montana is famous for the outdoor enthusiast known for the deer, elk, upland game birds, and trout streams.

The Lime Kiln Trail, which consists of a four or seven mile loop through the Judith Mountains. The trail is perfect for a hike, biking, or a horseback ride. The Trail Head for the trails is adjacent to the Judith Mountain Lodge.



MAIN LODGE: (Main ground level)

- ♦ Yard with gazebo
- ♦ Outdoor dining and patio area
- ♦ Indoor dining room
- ♦ Full bar
- ♦ Restrooms
- ♦ Kitchen

Second Floor:

- ♦ Office space
- ♦ Five deluxe rooms—Named and decorated accordingly:
 - Yogo
 - Missouri
 - Charlie Russell
 - Pheasant
 - Spring Creek

Third Floor:

- ♦ Large conference room
- ♦ Five deluxe rooms—named and decorated accordingly:
 - Clark
 - Lewis
 - Hunting
 - Winter



Second Floor:



Yogo



Missouri



Charlie Russell



Pheasant

Third Floor:



Conference Room



Conference Room

Third Floor:



Hunting



Hunting



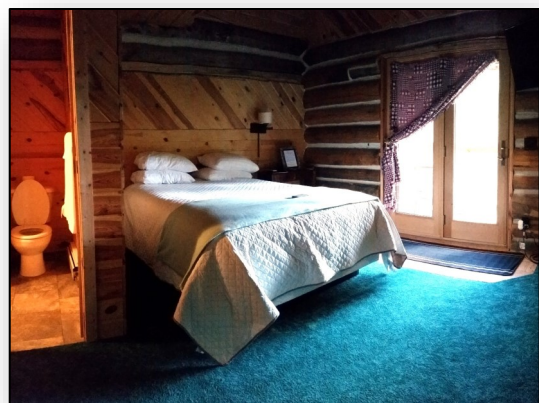
Winter



Cowboy



Lewis



Lewis

Third Floor:



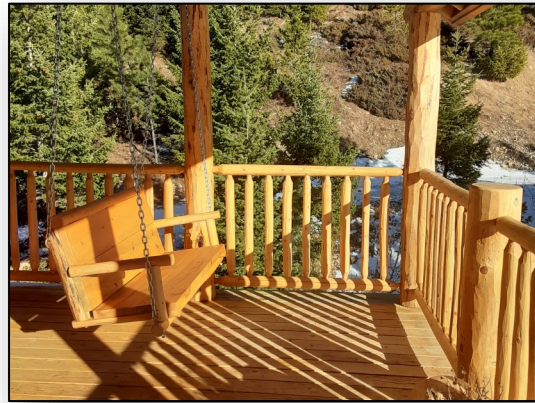
Clark



Clark

2019 Cabin





Tasty Meals from the Kitchen!



The Main Lodge with ten deluxe rooms can sleep thirty guests comfortably. The full bar and kitchen will make sure they are well-cared for with plenty of room for indoor or outdoor dining.

The Deluxe Rooms also include:

- ◆ 40" Smart TV with satellite
- ◆ Coffee makers and hair dryers
- ◆ Alarm clocks with USB ports to keep all your devices charges
- ◆ Power: Three phase power
- ◆ Heating: Hot water boiler

ADDITIONAL CABIN: Newer log cabin built in 2019 perfect for additional rooms or staff. Cabin consists of: two bedrooms, 1.5 baths, kitchen, covered deck/patio.

WATER: 1—Well, 35 gpm
1—Developed domestic spring, 17.5 gpm
1—Stock water rights, Burnett Creek South Fork

Four Recorded Water Rights:

41S 1450900
41S 1969300
41S 30029202
41S 30147287

ACRES: 80 surrounded by over 22,000 acres BLM recreational acres.

MINERALS: Mineral Rights that Seller owns will convey.

LICENSES: Full liquor, gaming, and food/catering.

TAXES: \$4,620.69 for 2020. **TERMS:** Cash to Seller.

PRICE: \$3,290,000

BROKER COMMENTS: The Judith Mountain Lodge is a true GEM! My wife & I have been patrons of the lodge and have enjoyed fantastic supers and excellent brunches as well as overnight stays.

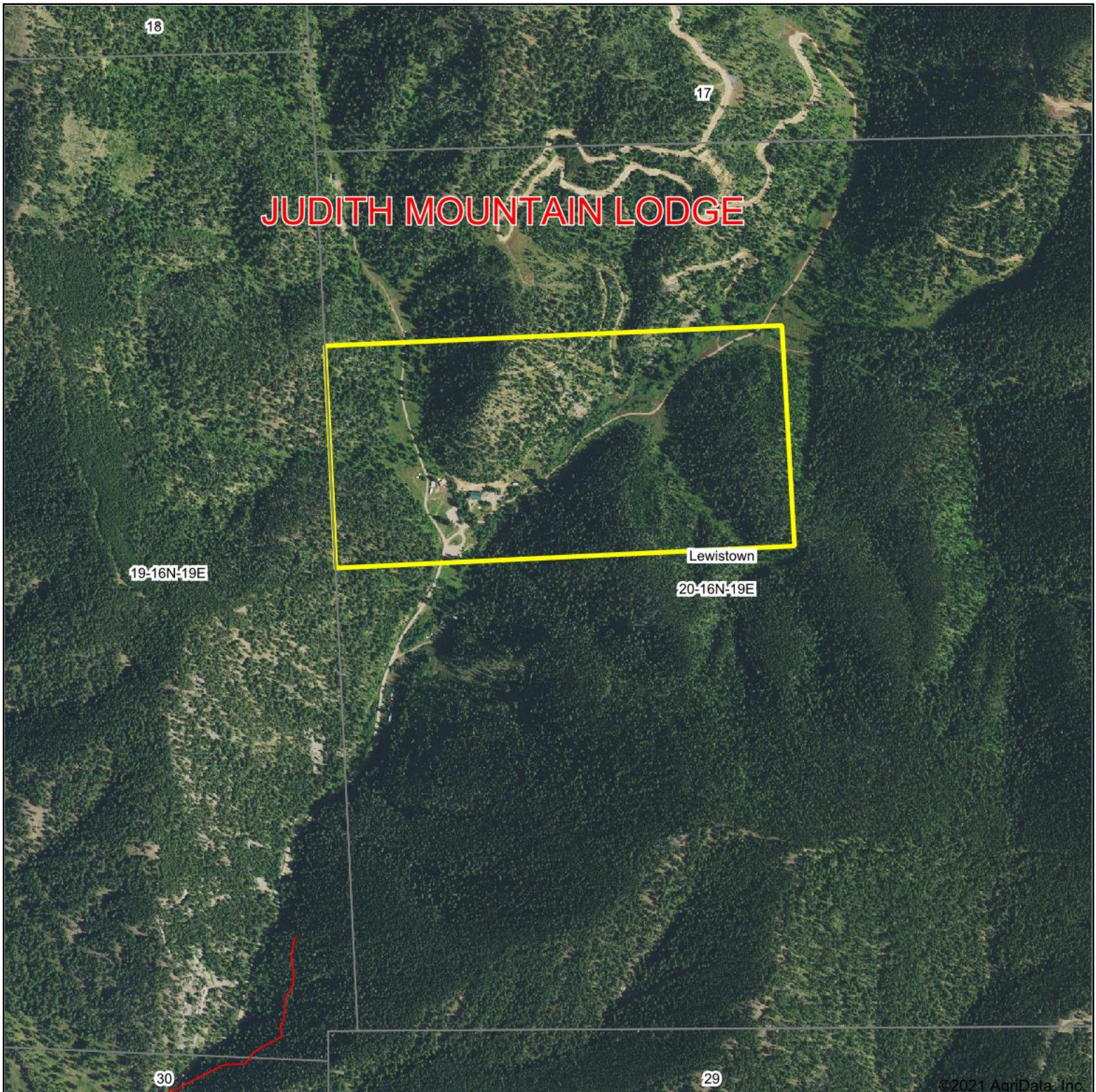
I believe this would make a perfect private or corporate retreat allowing you & your guests a private and safe setting and have all the comforts of an upscale resort.

If you are wanting to expand your business or embark on a new adventure, The Judith Mountain Lodge is a fantastic venue in one of the Country's Best Settings in the Heart of Big Sky Country!



NOTICE: The information contained herein has been supplied by the owner to LANDMARK REALTORS and/or compiled by LANDMARK REALTORS from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production or yields, water rights, etc.

Aerial Map



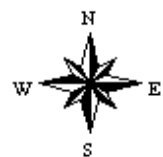
Maps Provided By:

surety[®]
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Map Center: 47° 8' 8.51, -109° 20' 59.98

0ft 916ft 1832ft

20-16N-19E
Fergus County
Montana



1/5/2021