

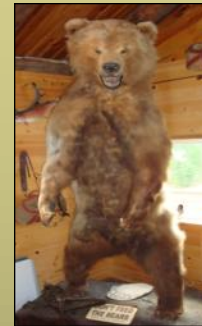


# LOST HORSE CREEK LODGE AND RESORT

## \$ 2,150,000



1000 LOST HORSE ROAD  
HAMILTON, MT



- YEAR ROUND, FULL SERVICE LODGE AND RESORT ON 13+ /- ACRES
- FAMILY ORIENTED BUSINESS
- INCLUDES LODGE, 22 CABIN RENTALS, A FORMAL DINING ROOM, WESTERN STYLE RUSTIC SALOON OFFERING A COMFORTABLE PLACE TO RELAX AND UNWIND AFTER A DAY IN THE GREAT OUTDOORS.
- CAN EASILY ACCOMMODATE LARGE GROUPS OR SPECIAL EVENTS, INCLUDING CORPORATE RETREATS, FAMILY REUNIONS, CATERED PARTIES AND MONTANA WEDDINGS.

FOR MORE INFORMATION PLEASE CONTACT CMP AND REFER TO #1-10005640M



PRESENTED EXCLUSIVELY BY: CLEARWATER MONTANA PROPERTIES, INC.  
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# LOST HORSE CREEK LODGE AND RESORT

## \$ 2,150,000



LOST HORSE CREEK LODGE AND RESORT IS NESTLED BETWEEN THE BITTERROOT MOUNTAINS AND SAPPHIRE RANGES OF THE ROCKY MOUNTAINS. THIS FULL SERVICE, YEAR ROUND GETAWAY OFFERS 22 AUTHENTIC LOG CABINS AWAITING YOUR ARRIVAL ALONG WITH TOWNHOUSES, PRIVATE SPA SUITES AND SPA CABINS WITH FIREPLACES, WHICH ALL OPEN TO NATURAL SURROUNDINGS. THE LODGE ALSO OFFERS A FORMAL DINING ROOM, WESTERN STYLE RUSTIC SALOON OFFERING A COMFORTABLE PLACE TO RELAX AND UNWIND AFTER A DAY IN THE GREAT OUTDOORS. ALSO EQUIPPED WITH HORSEBACK FACILITIES AND CENTRAL COURTYARD. A PERFECT PLACE TO ENJOY SCENIC SPLendor AND ADVENTURE TO LAST A LIFETIME. CAN EASILY ACCOMMODATE LARGE GROUPS OR SPECIAL EVENTS, INCLUDING CORPORATE RETREATS, FAMILY REUNIONS, CATERED PARTIES AND MONTANA WEDDINGS.

### ADDITIONAL INFORMATION

**BUSINESS NAME/TYPE:** LOST HORSE CREEK LODGE AND RESORT

**TYPE OF OWNERSHIP:** PARTNERSHIP

**YEARS IN BUSINESS:** APPROX. 25+ YEARS

**INCLUSIONS:** REAL ESTATE, WATER RIGHTS, BUSINESS NAME, LIQUOR AND GAMBLING LICENSES

**ACREAGE:** +/-13 ACRES

**LEGAL DESCRIPTION:** T4N-R12W SEC 17 IN SWNW INDEX 9 CS#3410 TRACT 1 AND T4N-R12W SEC 17, 3 ACRES IN W2NWNW INDEX 12 CS#2995 PARCEL

**GEOCODE:** 13127317101130000 AND 13127317101120000

**ROAD FRONTAGE:** US HIGHWAY 93 S AND LOST HORSE ROAD

**TAXES:** \$5701.89 - 2009

**MAIN ATTRACTION:** OPEN YEAR ROUND ACCOMMODATIONS INCLUDE 6 KING LOG CABINS, 8 QUEEN LOG CABINS, 2 HONEYMOON/SPA SUITES, 3 RUSTIC CABINS, 1 BUNKHOUSE AND 1 MANAGER'S QUARTERS.

LODGE IS ALSO EQUIPPED WITH FORMAL DINING ROOM, RUSTIC SALOON FOR RELAXING OR CASUAL DINING, CAMPING AND HORSEBACK FACILITIES AND A CENTRAL COURTYARD.

THE LOST HORSE PROVIDES YEAR-ROUND HOSTING FOR MONTANA WEDDINGS, CORPORATE RETREATS OR FAMILY AND SCHOOL REUNIONS. THE FORMAL DINING ROOM CAN PROVIDE 120 GUESTS WITH FULL RESTAURANT SERVICES AND HOSTING IN THEIR OWN PRIVATE WING OF THE LODGE.