

An aerial photograph of a serene lake surrounded by a dense forest of evergreen trees. In the background, rolling mountains are visible under a blue sky with scattered white clouds. The water is calm, reflecting the surrounding landscape. A small wooden dock extends into the lake on the left side.

Tamaracks Resort

SEELEY LAKE, MONTANA

Well-Established 35.25 Acre Hospitality Resort Property | \$9,000,000

Tamaracks Resort - Where Time Stands Still

Set on 35 acres of pristine lakefront property in Seeley Lake, Montana, Tamaracks Resort represents one of the most exceptional ownership opportunities in the Northwestern hospitality market — a rare chance to acquire a proven, profitable, and fully operational year-round resort with deep historical roots and limitless potential for growth. The resort operates under a Forest Service Special Use Permit.

Established in 1929, Tamaracks Resort has operated continuously for nearly a century, earning a reputation as one of Montana's most beloved family destinations. Today, it thrives as a diversified hospitality business offering:

- 17 unique rental cabins, each thoughtfully maintained and modernized.
- 10 RV sites, 4 glamping units, and 2 camping sites, all surrounded by towering tamaracks and direct lake access.
- Woodland Wedding and Events Venue, one of Montana's most sought-after locations for celebrations and gatherings.
- A full suite of seasonal rental services including boats, bikes, jet skis, snowmobiles, cross-country skis, and ice fishing gear.
- Year-round revenue supported by Seeley Lake's four-season recreation economy — from summer boating and fishing to winter snowmobiling and skiing.

What makes Tamaracks truly special is its rare combination of lifestyle and investment appeal. The property is both turnkey and expandable — operated efficiently by a small, skilled team with systems already in place for management, maintenance, and guest services. For a commercial investor or owner-operator, it offers a hands-on yet flexible business model that delivers consistent returns while providing the freedom to live and work in one of Montana's most beautiful lakefront settings.

Recent years have seen steady growth and reinvestment, including upgraded cabins, modernized facilities, new maintenance equipment, and enhanced guest experiences that continue to increase both occupancy and reputation. With multiple avenues for future expansion — from adding employee housing, arial adventure parks, luxury tree house rentals, frisbee golf, in addition to expanding recreational equipment. — Tamaracks Resort is well-positioned for long-term financial success.

Beyond the business metrics lies the true advantage: quality of life. Owning Tamaracks means waking up to lake views, managing a business that naturally integrates with family life, and creating a legacy that blends work, recreation, and nature. It's a unique opportunity to step into a thriving enterprise with nearly a century of goodwill and to shape its next chapter — whether as a profitable investment portfolio piece or a family-run Montana dream.

A Rare Opportunity to Own Montana's Four-Season Legacy Resort

Quick Facts

Seeley Lake, Montana — nestled within the Lolo National Forest, bordered by the Bob Marshall Wilderness, and midway between Missoula and Glacier National Park.

PROPERTY OVERVIEW

- 35+ private acres with direct lake frontage on Seeley Lake operating under a Forest Service Special Use Permit
- 17 fully furnished log and stick-frame cabins
- Lakeside RV and tent sites
- Glamping accommodations
- Approximately 1700' of shoreline and beach frontage, swimming areas, docks, and boat launch
- Covered event pavilion and multiple outdoor wedding venues
- Property-wide secure WI-FI
- Full summer rental fleet: ski boats, pontoon boats, jet skis, kayaks, canoes, paddleboards
- On-site multi-use trail system for walking, biking, and skiing
- 2,000 sq ft office building includes a gift shop, commercial and guest laundry facilities
- Campground bath house with restrooms, showers and laundry

OPERATIONS

- Turnkey, year-round resort with established brand and repeat clientele
- Experienced staff and efficient operational systems including, robust reservation and POS system and vibrant web site.
- Strong performance history with diversified revenue streams (lodging, rentals, events)

ACCESSIBILITY & GUEST CONVENIENCE

- Year-Round Access: Privately maintained roads and plowed drives ensure easy arrival in every season.
- Highway Visibility: Convenient location off Highway 83 with clear signage.
- Easy Parking: Ample on-site parking directly beside cabins, RV sites, and the office for simple loading and unloading.
- Guest Support: Friendly on-site staff available daily to assist with check-in, luggage, and mobility needs.

HIGHLIGHTS

- Authentic Montana legacy resort established over 100 years ago
- Rare private lakefront property within Lolo National Forest
- Four-season recreation destination with growing tourism market
- Positioned for continued revenue growth and expansion opportunities





The Cabins

Under its long-standing Forest Service Special Use Permit, all cabins, buildings, and amenities at Tamaracks Resort are privately owned improvements — reflecting nearly a century of craftsmanship, investment, and care.

These assets form the foundation of a thriving business: 17 well-maintained cabins, full-service guest amenities, multiple recreational structures, and extensive infrastructure that supports year-round operations. Each improvement adds lasting value and operational strength, ensuring Tamaracks continues to stand out as one of Montana's premier lakefront resort destinations.





Fisherman Cabin

Sleeps 2
1 bedroom/1 bathroom
700 Sq Ft
Low Season \$175/night
High Season \$215/night



Huckleberry Cabin

Sleeps 4
2 bedroom/1 bathroom
800 Sq Ft
Low Season \$185/night
High Season \$225/night



Thimbleberry Cabin

Sleeps 4
1 bedroom/1 bathroom
800 Sq Ft
Low Season \$185/night
High Season \$225/night



Glacier Cabin

Sleeps 2
1 bedroom/1 bathroom
700 Sq Ft
Low Season \$175/night
High Season \$215/night



Nordic Cabin

Sleeps 4
2 bedroom/1 bathroom
1100 Sq Ft
Low Season \$195/night
High Season \$255/night



Lewis Cabin

Sleeps 5
3 bedroom/1 bathroom
950 Sq Ft
Low Season \$235/night
High Season \$315/night



Alpine Cabin

Sleeps 4
1 bedroom/1 bathroom
1100 Sq Ft
Low Season \$195/night
High Season \$255/night



Spring Cabin

Sleeps 4
2 bedroom/1 bathroom
800 Sq Ft
Low Season \$185/night
High Season \$225/night



Aspen Cabin

Sleeps 6
3 bedroom/2 bathroom
1200 Sq Ft
Low Season \$395/night
High Season \$495/night



Clark Cabin

Sleeps 4
1 bedroom/1 bathroom
1100 Sq Ft
Low Season \$195/night
High Season \$255/night



Sunset Cabin

Sleeps 4
1 bedroom/1 bathroom
800 Sq Ft
Low Season \$185/night
High Season \$225/night



Bayview Cabin

Sleeps 6
3 bedroom/1 bathroom
1100 Sq Ft
Low Season \$395/night
High Season \$495/night



Dockside Cabin

Sleeps 6
3 bedroom/1 bathroom
900 Sq Ft
Low Season \$295/night
High Season \$340/night



Saddle Shed Cabin

Sleeps 4
2 bedroom/2 bathroom
950 Sq Ft
Low Season \$250/night
High Season \$340/night



Seeley Cabin

Sleeps 6
2 bedroom/1 bathroom
1100 Sq Ft
Low Season \$395/night
High Season \$495/night



Beach House Cabin

Sleeps 10
3 bedroom/1 bathroom
1200 Sq Ft
Low Season \$395/night
High Season \$495/night



Lakeside Cabin

Sleeps 10
4 bedroom/2 bathroom
2000 Sq Ft
Low Season \$450/night
High Season \$550/night

RV & Glamping Sites

RV PARK OVERVIEW

Tamaracks Resort RV Park offers ten spacious sites nestled among the trees with beautiful lake views and easy access to the shoreline. Each site includes water, 30 AMP service, Wi-Fi, a picnic table, and a fire ring, ensuring comfort and convenience for every guest. The park features both woodland sites with elevated lake views and premium lakefront sites with small private beaches, all located close to the guest shower house and laundry facilities. With a peaceful forested layout that blends privacy and proximity to resort amenities, Tamaracks Resort RV Park delivers the perfect balance of Montana wilderness and modern comfort.

THE BIG GLAMPER

Tucked just off the RV park along the enchanting Fairy Tail Trail, the Big Glamper is Tamaracks Resort's signature luxury glamping experience — where the beauty of the outdoors meets the comfort of home. Set on a spacious elevated wood deck, this large canvas wall tent offers a truly special stay with electricity, carpeting, heat, and air conditioning for all-season comfort. Inside, guests enjoy a king bed and a futon that folds out into a queen, providing cozy accommodations for up to four. Outside, a picnic table, fire ring, BBQ, and seating area make it easy to enjoy morning coffee or starlit evenings surrounded by nature. With city water access conveniently nearby and a peaceful, private setting, the Big Glamper delivers the perfect balance of rustic adventure and refined relaxation — a guest favorite for couples, small families, and anyone seeking a touch of Montana magic.



Woodland Wedding & Event Venue

Tamaracks Resort's woodland wedding and event venue captures the beauty and authenticity of Montana in a way few places can. Set beneath towering trees with handcrafted details including a live-edge wood stage, bar, and seating for up to 80 guests, the space feels intimate yet naturally grand. The venue also includes a 20x40 event tent, ideal for receptions or gatherings, and is complemented by the resort's nearby pavilion, perfect for dining or additional seating. Used successfully for weddings, family reunions, and live music events, this proven year-round venue offers multiple revenue streams while remaining deeply personal and inviting—a place where guests come to celebrate, and owners can take pride in hosting moments that last a lifetime.





Equipment Rentals

INCREASED REVENUE STREAMS THROUGH RENTAL SHACK & ON-SITE ADVENTURES

At Tamaracks Resort, adventure starts right at the rental shack — your gateway to exploring Seeley Lake in every season. Conveniently located near the Beach House and boat launch, the rental shack offers a wide variety of well-maintained equipment for guests of all ages and experience levels. In summer, guests can choose from boats, jet skis, kayaks, canoes, paddleboards, and mountain bikes for endless fun on the water or trails. Winter brings its own excitement with trail snowmobiles, snowshoes, cross-country skis, ice fishing gear, and an ice fishing hut ready for use on the frozen lake. Whether it's carving through powder, paddling at sunrise, or casting a line from the dock, Tamaracks Resorts' on-site rentals make it easy to turn every visit into a Montana adventure.

Beyond enhancing the guest experience, Tamaracks' rental program is a proven, high-margin revenue stream that operates with minimal staffing and strong seasonal demand. The existing inventory represents a turnkey asset, with equipment already owned, maintained, and ready for continued operation. With strong utilization across all four seasons and the ability to expand offerings over time, the rental shack provides consistent ancillary income and exceptional return on investment — a key differentiator that sets Tamaracks apart from typical lodging-only resorts.

Expansion Opportunities

Tamaracks Resort offers abundant potential for future growth and development, with numerous opportunities to enhance guest experiences, expand lodging capacity, and increase year-round revenue. The following ideas highlight just a few ways a future owner could continue building upon the resort's strong foundation and thriving reputation:

- **Swim Deck:** Add a 12x12 floating swim platform to enhance lake recreation and guest enjoyment.
- **Mobile Snack/Taco Truck:** Seasonal concessions for beachgoers, weddings, and events.
- **Espresso Bar:** Utilize the existing concrete pad near the office to create a lakeside coffee stop with café seating.
- **Frisbee Golf Course:** Develop a 9- or 18-hole low-impact course woven through the forest trails.
- **Zipline & Ropes Course:** Create an adventure feature near the trail system for families and thrill-seekers.
- **Kids' Play Area:** Install playground equipment with safe surfacing for younger guests and families.
- **ATV/UTV Rentals:** Introduce side-by-side rentals to explore Seeley Lake's extensive trail network.
- **Event Pavilion:** Construct a 40x60 open-air structure with screened walls, fireplace, and picnic tables at the Woodland Venue.
- **KOA-Style Cabins:** Add prefab, small-footprint cabins for expanded lodging or staff housing.
- **Lodge & Restaurant:** Develop a small lakeside lodge with a dining area, bar, and four guest rooms.
- **Treehouse Rentals:** Build elevated lodging units connected by canopy bridges for a unique guest experience.
- **Floating Golf Green:** Add a novelty water feature using dissolvable foam balls for family fun.
- **Barndominium Shop:** Construct a modern maintenance and storage building to support ongoing operations.
- **Public Event Program Expansion:** Host retreats, seasonal festivals, weddings, and special events such as Winter Fest or Oktoberfest.
- **Expanded Rental Fleet:** Increase the resort's existing inventory of boats, jet skis, snowmobiles, and recreational gear to capture more four-season demand and maximize rental income potential.



Tourism

Western Montana's Glacier Country—which includes Missoula County and Seeley Lake—delivers durable tourism demand and diversified spend that underpins resort revenues. In 2024, Montana welcomed ~13.8 million nonresident visitors who spent about \$5.0B, with lodging representing roughly 24% of statewide traveler outlays—strong tailwinds for accommodations-led assets with ancillary upsell (food & beverage, retail, recreation) strategies. Within Glacier Country specifically, visitor spend skews to food ($\approx 34\%$), retail ($\approx 19\%$), accommodations ($\approx 17\%$), and fuel ($\approx 16\%$), illustrating multiple capture points beyond the room night; seasonal visitation is heaviest June–September but remains active shoulder months, supporting year-round programming. Together, these patterns position a Seeley Lake resort to monetize both destination traffic and regional drive markets through lodging, weddings/events, and on-site experiences.

MODE OF ENTRY:



70%
CAR/TRUCK



14%
AIR

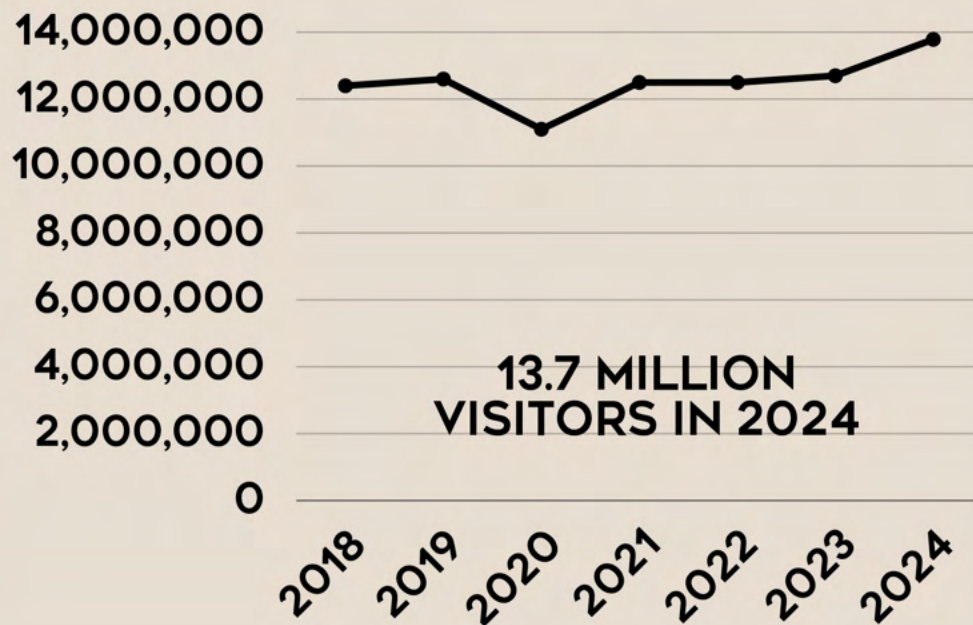


11%
RV/TRAILER



1%
MOTORCYCLE





ACCOMMODATION:



32%
HOTEL/MOTEL



20%
**HOME/CONDO/CABIN
OF FRIEND/RELATIVE**



12%
PRIVATE CAMPGROUND



12%
**RENTED ENTIRE
CABIN/HOME**

TOP ACTIVITIES:

- **SCENIC DRIVING - 47%**
- **DAY HIKING - 39%**
- **WILDLIFE WATCHING - 28%**
- **CAR/RV CAMPING - 24%**
- **RECREATIONAL SHOPPING - 24%**

WHAT ATTRACTS VISITORS:

- **MOUNTAINS/FORESTS - 67%**
- **OPEN SPACE/UNCROWDED - 48%**
- **YELLOWSTONE NAT'L PARK - 47%**
- **RIVERS - 44%**
- **GLACIER NAT'L PARK - 44%**

Visitors were most satisfied with feeling welcomed during their trip (85%), the amount of open space (83%), and opportunities for wildlife viewing (73%).



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