

# FOR SALE

## BIG TIMBER CAMPGROUND



REAL ESTATE GROUP

*Contact:*

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257 Main Boulder Road  
Big Timber, MT 59011

\$9,950,000  
MLS: 397049

This property has been completely re-developed (summer 2024) and nearing completion, in order to maximize the glamping experience, as well as owner ROI! New water features have been added, level 2 septic has been upgraded, in addition to several more camping spaces and cabins added to this incredible waterfront location. The Spring Creek Trout Ranch Campground is located just outside of Big Timber, Montana featuring over 1,600 feet of Boulder River frontage and now creek frontage, as well. This property is surrounded by nature and soothed by the gentle sounds of the Boulder River running through it all. Beautifully manicured and landscaped campground on 14.09 acres. Easy RV access off MT Hwy 90 and just through the quaint town of Big Timber. 85+ full hookup RV sites (24 Riverside sites and 9 Creekside sites) and 5 Studio Cabins (Riverside). Pavilion and BBQ area for guests or events, separate office building complete with a gift shop, kitchen area, commercial icemaker, laundry room, showers and restrooms, dump station, shop and storage outbuildings. Seller financing to approved buyers.





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