

# CORDER

AND ASSOCIATES, LLC



## *Cougar Canyon Lodge*

5012 US Hwy 89, Monarch, MT 59463

*Offered at \$1,279,000*



*Presented Exclusively by*  
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# Property Information

**Lot Size:** 1.466 acres

**Taxes:** \$6,985.99 (2023)

**Year Built:** 1966 Restaurant; 1995 Motel

**Legal:** MONARCH ORIGINAL TOWNSITE, S33, T16 N, R07 E, BLOCK 082, LOT 007, LTS 7-38 & ABANDONED ALLEY

**Square Feet:** 3,332 (Restaurant); 600 (Convenience Store); 7,040 (Motel)

**HVAC:** Propane forced air; Central air conditioning in restaurant

**Water/Sewer:** Well; Public

**Equipment Included:** Surveillance system; Fireplace in dining area; Privacy fencing; 32' x 36' garage

**Type of Business:** Restaurant - Lounge - Casino; Motel, Travel Destination; Convenience Store; Gas Pump

**Zoning:** No zoning in Monarch

Experience this property virtually!



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.





## *Executive Summary*

*The Cougar Canyon Lodge has served as a prominent travel destination for both locals in Montana and visitors from afar for numerous decades. Positioned midway between Yellowstone and Glacier National Parks, this renowned establishment stands as a cherished rest stop and iconic landmark. Offering a tranquil setting amid picturesque Little Belt Mountains, the lodge features a popular restaurant known for its exceptional dining experience and delectable cuisine. Live musical performances can be enjoyed both indoors on stage and outdoors during the sunnier seasons.*



*Accommodation at the lodge includes 14 well-appointed rooms, an indoor heated pool, a hot tub, and fitness facilities. Guests can unwind in the game room equipped with billiards, darts, arcade games, board games, and casino games, fostering moments of laughter and camaraderie. The property also boasts a convenience store and gas pump, with a scenic view overlooking the enchanting Monarch Tri Canyon area.*

*Ideal for travelers returning from a day of skiing or snowmobiling near Showdown Ski Area, the lodge serves as a perfect base camp for exploring the diverse recreational offerings in the vicinity. The region is renowned for its exceptional elk and turkey hunting, as well as abundant wildlife like bears, mountain lions, deer, and eagles. Additionally, Belt Creek offers prime opportunities for blue-ribbon trout fishing right at the lodge's doorstep. With a plethora of scenic backroads and stunning landscapes, the area promises a memorable experience year-round.*



## *Local Area*

*Nestled snugly in the cozy embrace of the Little Belt Mountains, Monarch, Montana, is a beautiful community with cliffs and meadows blending seamlessly 45 miles southeast of Great Falls. Born in 1889 due to mining activity near Hughesville, this community is a playground for outdoor enthusiasts, encircled by the majestic Lewis and Clark National Forest. Positioned along the scenic King's Hill Byway on US Highway 89, adventurers can dive into a smorgasbord of activities like off-roading, hiking, camping, mountain biking, hunting, skiing, and snowmobiling.*

*Nestled in the scenic Little Belt Mountains, Neihart, Montana boasts a rich history that dates back to the late 19th century. As one of the region's prominent mining camps, this charming town is a true gem waiting to be explored. Visitors can wander through its streets lined with well-preserved historic buildings, each telling a story of the town's vibrant past. The legacy of Neihart's mining heritage can still be felt today, with remnants of old mines and mining equipment scattered throughout the area, serving as a reminder of the town's bustling mining days. For those with a thirst for adventure, hiking trails crisscross the surrounding mountains, offering breathtaking views and a glimpse into the area's natural beauty. Neihart's warm and welcoming community, coupled with its picturesque setting, makes it a must-visit destination for history buffs, nature enthusiasts, and anyone looking to experience the unique charm of Montana's mining towns. Whether you're exploring the town's historic sites, embarking on a scenic hike, or simply soaking in the tranquility of the mountains, Neihart is sure to leave a lasting impression on all who visit.*

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## *Area Attractions*

### **Belt Creek**

One of Montana's many hidden gems, Belt Creek flows through the central portion of the state. Perhaps one of the most beautiful sections of the creek is the Sluice Box Canyon section. It is an 8-mile stretch that displays stunning limestone formations with sheer cliff walls that climb for hundreds of feet. In the deep pools, fish for rainbow or brown trout. You can also catch cutthroat or brook trout. Willow, cottonwood, chokecherry, and wild roses grow along the banks while the scenery unfolds and captivates.

### **Little Belt Mountains**

The Little Belt Mountains are a section of the rugged Rocky Mountains. They lie mostly in the Lewis and Clark National Forest. The unspoiled nature is used for logging and recreation. The mountains have been mined for silver since the 1880s and for sapphires since 1896. The famous Yogo sapphire is mined near Yogo Creek. The highest peak of the range is Big Baldy Mountain towering at 9,175 feet. Ponderosa pines and Douglas-firs predominantly fill the forest providing cover for black bear, elk, white-tailed, and mule deer. Rifle and archery hunting is excellent, and during the fall, hunter's orange can be spotted trekking up the trails. The hum of motorized vehicles can often be heard as it is a popular sport here as well.

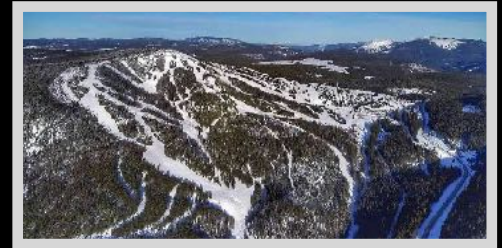


### **Memorial Falls**

Surrounded by impactful cliffs and forest, Memorial Falls is an easy hike for all ages just outside of Neihart, Montana. A quarter mile up the trail is the first lower falls and then a little farther up is another waterfall. The colors and contrasts are a photographer's dream and the mist from the waterfalls seems to be transformational. It is one stop you'll want to make time for!

### **Showdown Ski Area**

Ski in the heart of Montana at Showdown Ski Area and the Silver Crest Nordic Trail System which consists of weekly groomed trails for cross-country skiing or snowshoeing. The Kings Hill Snowmobiling System is considered to be one of the finest in Montana and has over 200 miles of marked and groomed trails.



### **Hunting**

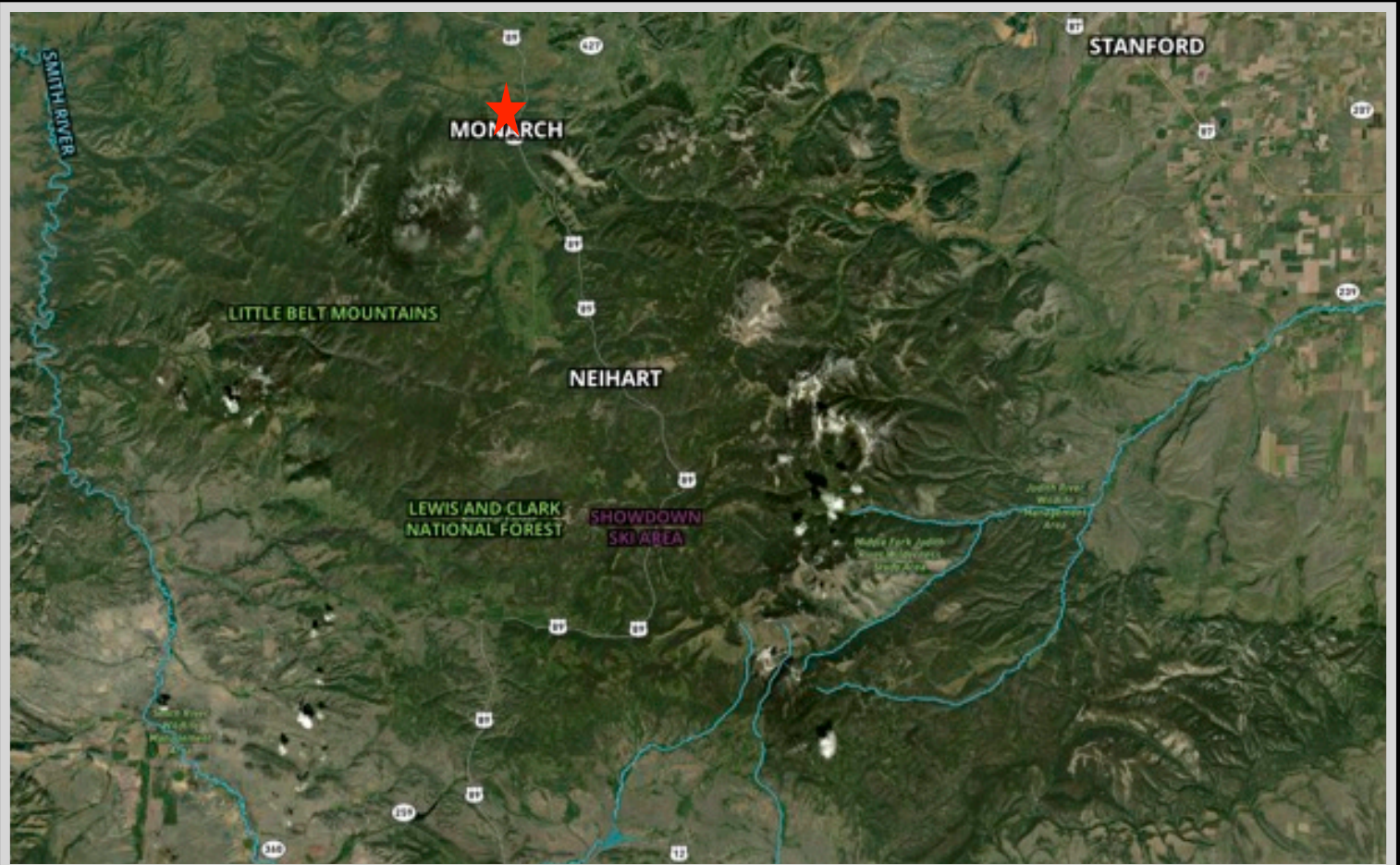
Hunting is a Montana tradition. Central Montana still lives up to that tradition. Residents and nonresidents alike enjoy hunting a variety of big game animals and upland game birds. For non-residents, the permit application deadline for deer and elk hunting in Montana is April 1. All applications are submitted online. The antelope hunting license deadline is early June. The Montana Fish, Wildlife and Parks website has forms and more information about licenses. The property is located in Hunting District 413. The Highwood Mountains are excellent for elk hunting, but you must be drawn for a special tag. The grain fields that encompass this region supply food for antelope, white-tailed and mule deer, and game birds. The coulees are essential cover for game as they are going to and from the river for hydration and lush vegetation.

If you are a bow and arrow hunter, be sure to check archery requirements. A bow license, in addition to the proper hunting license, is required during Archery Only Season for any species or to archery hunt in an Arch-Equip only area or hunting district.

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# Property Maps



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