



464 Rifle Range RD, Lewistown, MT 59457

MLS #23-224

18-hole golf course minutes from downtown Lewistown, Montana. Fully established Golf Course with Montana ALL beverage Liquor Lisence with gambling endorsement available. Par 72 Golf course with sprinkler system from tee to green and 3 wells to provide enough water to keep it all green. 52 - Yamaha gas golf carts and 6 - 2022 golf boards to get around on the course. Numerous pieces of equipment to keep the course mowed an looking marvelous One of the local's favorite places for golfing, eating and a cold beverage. Another aspect to the property is the 'Cart Barn' event center where people have their private parties booked in this 5000 sq ft building 100% ADA compliant. Completely furnished with 32- 5' tables, 400 folding chairs, 17- 8' Tables, Kitchen Steam Hood, Men's and Womens Restrooms.

Listing Information

| | | | |
|----------------|--------|-------|-----------|
| Status | Active | Price | 2,400,000 |
| What's Offered | Both | | |

Property Information

| | | | |
|---------------|-----------------------|----------------------|------------|
| Property Type | Commercial | Realtor.com | Commercial |
| Type | Commercial/Industrial | # of Acres/Land SqFt | 127 |
| Age | 3 | Main / FI SqFt | 3,008 |

Location & Legal

| | | | |
|-------|---|----------|------|
| Area | Fergus | | |
| Legal | S12, T 15 N, R 18 E, ACRES 127.969 TRACT 4 SHADOWS ESTATES IN E2 SEC 11 & W2 SEC 12 | | |
| Taxes | 10070.79 | Tax Year | 2022 |

Remarks & Directions

| | |
|------------|--|
| SID/RID | No |
| Directions | FROM MARCELLA AVENUE AND EAST MAIN STREET HEAD NORTH ON MARCELLA AVENUE. MARCELLA AVENUE WILL TURN INTO RIFLE RANGE ROAD CONTINUE TILL YOU SEE THE CLUB HOUSE. |

Compensation

| | | | |
|------------------|------|-----------------------|---|
| Buyer Agent Comm | 1.50 | Buyer Agent Comm Type | % |
|------------------|------|-----------------------|---|

Details

| | | | |
|-----------------------------|---|-----------------------|-----------------------------------|
| Imprvd w/Hse or Mbl: | Conforming Zoning | Floors: | Concrete Slab |
| Documents on File: | Fixtures List; Furnishings List; Legal Description; Licenses List | Walls: | Metal; Sheet Rock |
| Land Status: | Land Included | Heating: | Forced Air Gas; Propane |
| Road Frontage: | County; Private | Cooling: | Central Air |
| Type of Business: | Restaurant; Other (See Remarks) | Miscellaneous: | Gas Hot Water Heater |
| Parking: | Parking Lot | Possession: | Closing |
| Construction: | Metal | Utilities: | Electric; Gas; Septic; Well Water |
| No. of Stories: | One | Exchange: | No |
| Approximate Age: | 1 - 10 Years | | |
| Ceiling Height: | 11 - 15 Ft | | |