



# SILVER MINE STORE

WISDOM, MONTANA

LISTED EXCLUSIVELY BY  
VENTURE WEST REALTY &  
BEAVERHEAD HOME &



RANCH





## INTRODUCTION

The Silver Mine Store is your chance to own a piece of Montana history. Originally the lodge was built in 1880, about 12 miles north of Wisdom.

Built by homesteader McNeil, it was transferred to “Pop” Miller who owned the Big Hole Commercial Building and the Wisdom Stagecoach Station. It was moved to the location of the stagecoach station around 2013. Lewis & Clark named the town of Wisdom and the Wisdom River (now known as the Big Hole River) after Thomas Jefferson. If you have been dreaming of wide-open spaces, panoramic views, and the opportunity to build a life in rural southwest Montana, here is an opportunity, with tons of potential, for you to create a place of your own in the Last Best Place.

## LOCATION

The Silver Mine Store is located in Beaverhead County, named after Beaverhead Rock - a landmark Sacajewea pointed out to Lewis & Clark as traveled through 200 years ago. This part of Montana has a quality of life and land, with world-class fishing, working cattle ranches and some of North America's finest wildlife habitat.

The City of Wisdom, population of just over 91, is a great place to live if you love the outdoors. Located in the middle of the Big Hole Valley, there are numerous opportunities for outstanding outdoor recreation. These include skiing at Lost Trail Ski Area, snowmobiling, hunting for large game animals - including elk, moose, deer, and antelope, fishing in the Big Hole River or the high elevation lakes which contain the ancient looking arctic grayling - and even ski jouring!



## Access

Bozeman International Airport is serviced by Delta, United, Frontier, American Airlines, Alaska and Alligiant Air. Located in the heart of the Gallatin Valley, they provide non-stop flights to 21 cities in the US with connections all over the world. The airport is located approximately 1 hour and 45 minutes from the property.

Dillon Flying Service is a private airstrip capable of handling private and corporate jet aircrafts. The runway is 6,500 ft and the airstrip offers parking, hangars and fuel.



More information on airport operations, communications and service can be obtained from [www.dillonflyingservices.com](http://www.dillonflyingservices.com)



## PHYSICAL DESCRIPTION

The Silver Mine Store was moved to its current site in 2013, after which it was insulated, and a new bath, new windows and a new roof were added. The 1617 square foot building is heated with a Rinnai heater and a propane stove. Currently the store sells exquisite hand crafted furniture, art, clothing and accessories, but the possibilities are endless for this historic building.



## PROPERTY TAXES

The property taxes for 2020 were approximately \$3083.

The Seller also pays for 50% of the property taxes for the driveway easement. This property tax was approximately \$100.

# INTERIOR















## HISTORY

Originally, the Lodge was built in 1880 about 12 miles north of Wisdom by homesteader McNeil. Ownership transferred to “Pop” Miller who owned the Big Hole Commercial Co. And the Wisdom Stagecoach Station. It passed later to his daughter Ann (who married “Dusty” Sparrow). Then in 1969 it passed to the Sparrow Ranch Grazing Association that was managed by Dwane Keyes for 37 years.

Between 2013 and 2015 Neil Johns (Log Works) of Florence, MT, disassembled the building, moved it to Wisdom and reassembled it on the site - the site of the old Wisdom Stagecoach Station.









## **Offering Price & conditions of sale**

**The Silver Mine Store is offered at \$675,000 Cash or Terms acceptable solely at the discretion of the Sellers. The conditions of sale are as follows:**

1. Earnest money deposits will be placed in escrow with Flying S Title & Escrow of Dillon;
2. The Sellers will provide and pay for a standard owner's title insurance policy. Title to the real property will be conveyed by a warranty deed;
3. All of the water right claims controlled by the Seller will be transferred to the Buyer at Closing;

**This entire Offering is subject to errors, omissions, change or withdrawal without notice and approval of purchase by the Sellers. Information regarding the property is intended only as general guidelines and has been obtained from sources deemed reliable; however, accuracy is not warranted or guaranteed by the Sellers or VentureWest Realty. Prospective Buyers should verify all information to their sole and complete satisfaction.**



**For more information** or to make an appointment to  
see

the Silver Mine Store, please call:



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