

**FOR SALE**

River's Edge RV Park & Health Mine  
29 Frontage Rd, Basin, MT



**LISTING PRICE: \$2,400,000**

### ***Welcome to River's Edge RV Park & Merry Widow Health Mine***

A rare extraordinary investment opportunity within the natural ambiance of Basin, Montana. Basin, only 30-min from both Helena & Butte, right off of busy Hwy 15, offers tremendous growth & allure of capturing visitors from all over the world. Spread across 20 acres with adjacent proximity to Boulder River, which is a popular local fishing destination. State-of-the art Merry Widow Health Mine and River's Edge RV Park attains visitors from all over the country and world. From fishing and boating to hiking & picnicking, this opens up a world of outdoor activities and recreational opportunities all along the beautiful serene Boulder River.

Established RV Park with 51 RV sites + 25 tent camp sites with significant income generating from health mine and potential to attain substantial increase in revenues. Strong CAP rate of 7.1 from health mine income and RV park. The health mine adds a unique dimension, attracting health conscious individuals who seek balance and rejuvenation. Perfect income producing wellness operation and RV/camp park for an eager and motivated new owner.

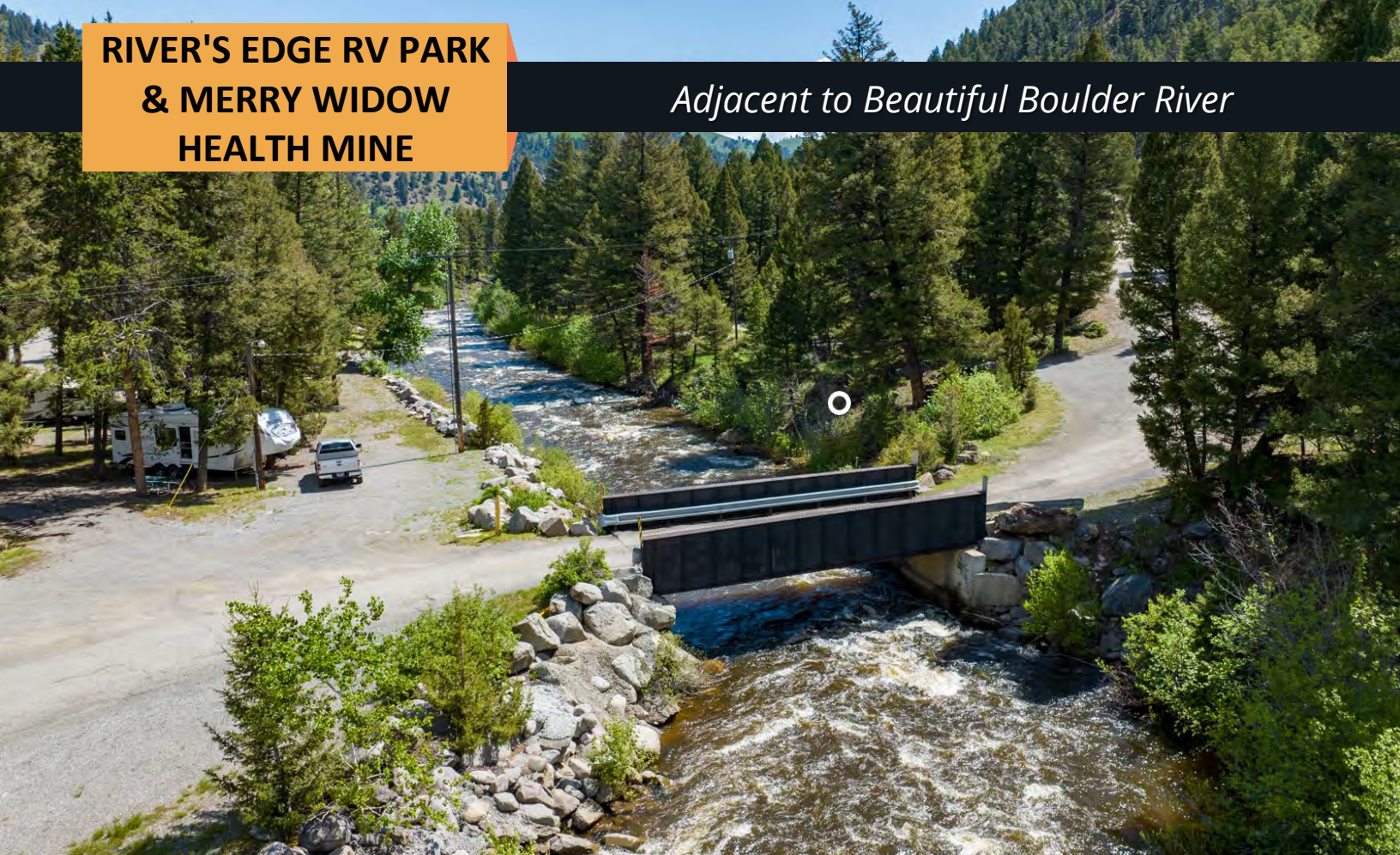


**Tammie Tom-Freeman | Venture Real Estate Group**

(425) 835-2304 | [tammie@vreg.co](mailto:tammie@vreg.co) | <https://vreg.co>

# RIVER'S EDGE RV PARK & MERRY WIDOW HEALTH MINE

*Adjacent to Beautiful Boulder River*

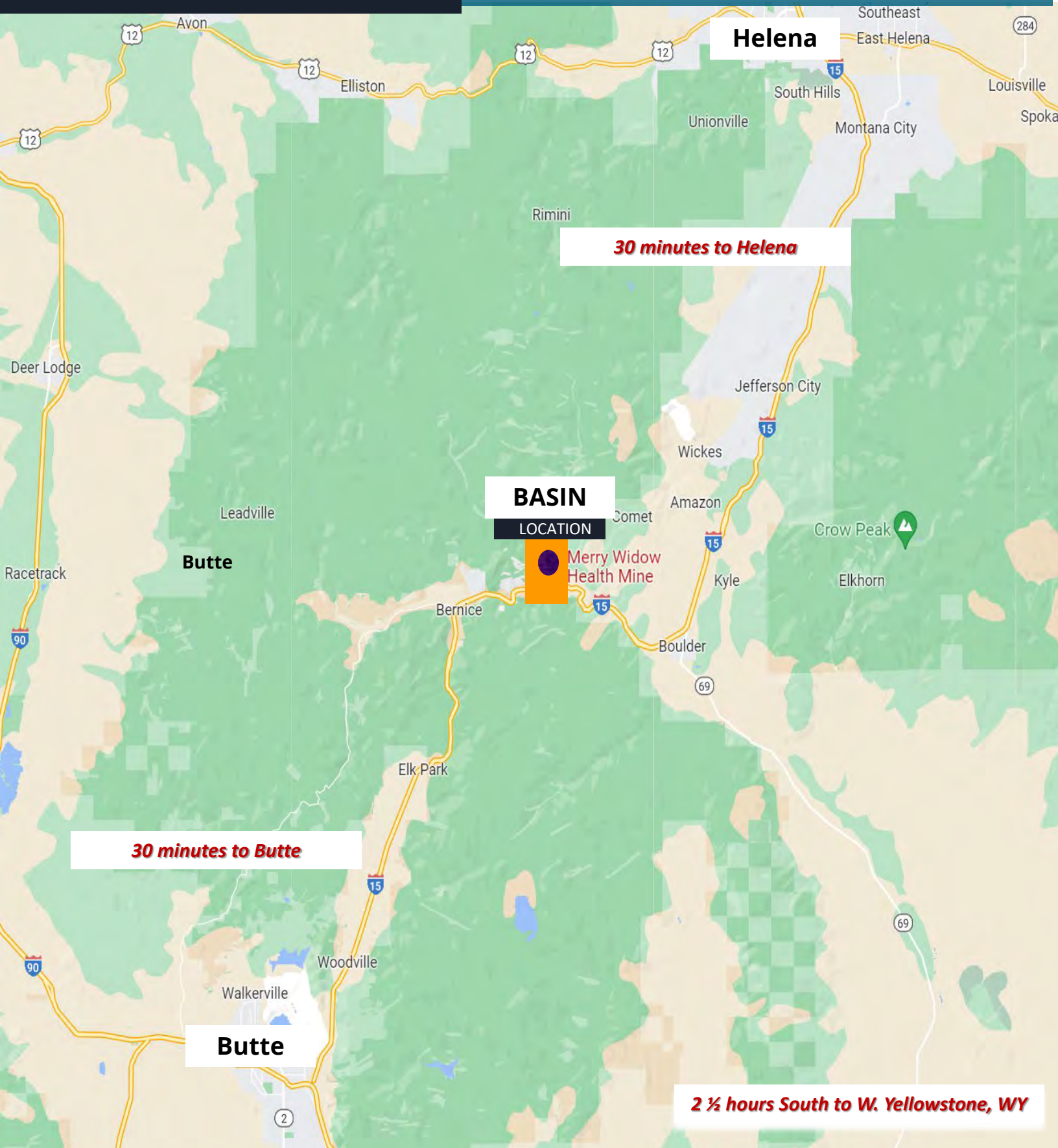


## PROPERTY HIGHLIGHTS

- ❖ Rare investment location along the serene and peaceful Boulder River in Basin, Montana
- ❖ 26 acres on three, adjacent to busy Hwy 15, connecting the State Capital City of Helena and Butte
- ❖ Internationally known health mine, Merry Widow Health Mine, attracting visitors/guests from all over the world
- ❖ Established RV Park with 51-sites with 39 full hook-up + 25 tent camp sites with substantial room to expand. Additional RV full hook-ups available.
- ❖ Income generating health mine and RV park and camp sites with potential to attain substantial increase in revenues
- ❖ RV Park situated along busy Hwy 15, has untapped marketing opportunity to attain visitors exploring or fishing along Boulder River along with travelers visiting one of the most prominent National Parks in the US, Yellowstone National Park (2.5 hrs from W. Yellowstone)
- ❖ Basin hosts visitors exploring the various recreational activities of boating, hiking, fishing, camping and picnicking

## RIVER'S EDGE DEVELOPMENT

**PERFECT LOCATION** – Minutes to Helena, the  
Capital of Montana and only 2.5 hrs to  
W. Yellowstone



For more information:

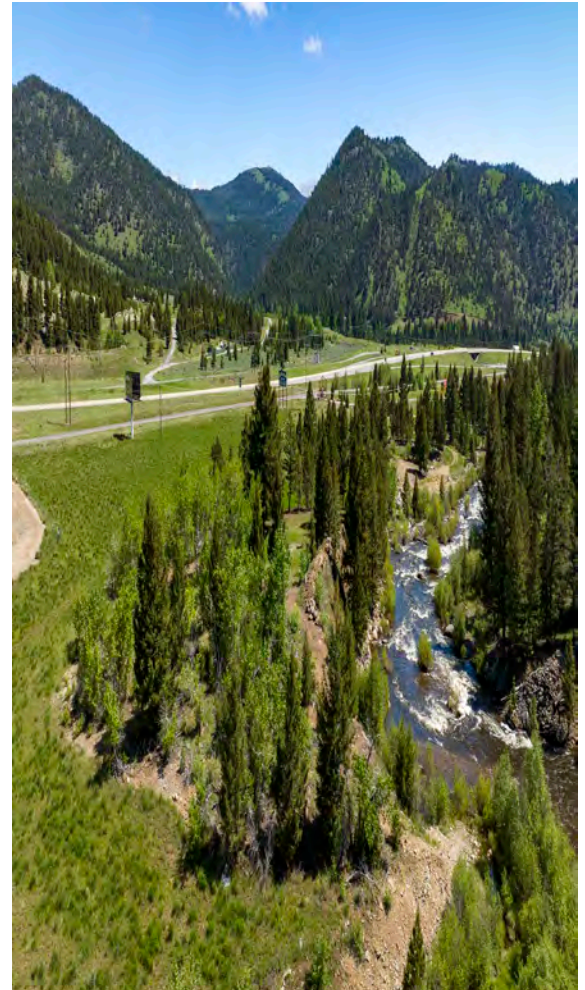
**Tammie Tom-Freeman | Venture Real Estate Group**

(425) 835-2304 | [tammie@vreg.co](mailto:tammie@vreg.co) | <https://vreg.co>



# RIVER'S EDGE RV PARK & MERRY WIDOW HEALTH MINE

*The Ultimate Investor's Dream Opportunity*



**Tammie Tom-Freeman | Venture Real Estate Group**  
(425) 835-2304 | [tammie@vreg.co](mailto:tammie@vreg.co) | <https://vreg.co>

For more information, please find NDA in the listing supplements or contact Tammie Freeman at [tammie@vreg.co](mailto:tammie@vreg.co)

To view a tour of the phenomenal 26 acres of River's Edge RV Park & Merry Widow Health Mine in Basin, MT, you can use the link or scan the QR code below.

**Property Video:** <https://bit.ly/riversedgedevelopment>



Broker Disclosure: *Venture Real Estate Group acknowledges that the representation of Hanuri Properties LLC and any entity, organization, company, individual, or the products, actions, behavior or any conduct of this entity shall in no way represents or implies endorsement by Venture Real Estate Group or by any of its entities, individuals or affiliates.*