



Address:
464 Rifle Range RD, Lewistown, MT 59457

Price: 5,000,000

Property Type: Commercial
Area: Fergus

MLS #23-708

18- hole golf course and 65 subdivided lots DEQ approved, along with 3 tracts of land, 2 Of the tracts of land have been DEQ approved for 8-unit condos. Golf Course comes with Montana ALL BEVERAGE LIQUOR LISENSE with GAMBLING ENDORSEMENT available. Par 72 golf course with 3 wells and sprinkler system to keep it all green from Tee to Green. 52 - Yamaha Gas Golf Carts, 6-2022 Golf Boards to carry you around the course. Fairway and Greens mowers. If that wasn't enough there is also an event center, they call the "Cart Barn" 5000 sq ft building 100% ADA compliant building for you to book private parties which is fully equipped with a kitchen, 32-5' tables, 400 folding chairs, 17-8' tables, Kitchen Steam Hood, Men's and Womens Restroom.

Listing Information

Status Active What's Offered Both

Property Information

Realtor.com Commercial Type Commercial/Industrial
of Acres/Land SqFt 260 Age 3

Location & Legal

Legal S-12, T-15 N, R18 E, Acres 127.969, Tract 4 Shadows Estates in E2 SEC 11 & W2 SEC 12 and Shadows Estates Subdivision, S
Taxes 10070.79 Tax Year 2022

Remarks & Directions

SID/RID No
Directions From Marcella Ave and East Main Street head North out Marcella Ave, go over hill road will change to Rifle Range Rd and Golf Course and lots will be on your right side.

Compensation

Buyer Agent Comm 1 Buyer Agent Comm Type %

Details

Documents on File:	Aerial Photos; Furnishings List; Legal Description; Recorded Plat	Floors:	Concrete Slab
Land Status:	Land Included	Walls:	Sheet Rock
Road Frontage:	County; Private	Heating:	Forced Air Gas; Propane
Type of Business:	Lounge/Bar; Restaurant; Retail Store; Other (See Remarks)	Cooling:	Central Air
Parking:	Parking Lot	Miscellaneous:	Gas Hot Water Heater; Outside Storage; Sprinkler System
Construction:	Frame; Metal	Possession:	Closing
No. of Stories:	One	Utilities:	Electric; Septic; Well Water
Approximate Age:	1 - 10 Years	Exchange:	No
Ceiling Height:	11 - 15 Ft		