



Address:
464 Rifle Range RD, Lewistown, MT 59457

Price: 2,400,000

Property Type: Commercial

Area: Fergus

Main / FI SqFt: 3008

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	What's Offered	Both
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Property Information

Realtor.com	Commercial	Type	Commercial/Industrial
# of Acres/Land SqFt	127	Age	3

Location & Legal

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	%
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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		

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