



**Cabinet Mountain Blue Creek Lodge, Sanders County, Montana, 160.00 Acres      \$3,500,000**

- Big Game, Equestrian, Fishing, House, Income producing, Off-Road, Pond, Snow sports, Timberland, Water Rights, Wildlife Viewing

Start your business or family legacy Cabinet Mountain adventure here! Nestled on 160 acres in the Blue Creek Drainage of Billiard Table Mountain, Blue Creek Lodge campus is a mountain wonderland. The property is home to 8 ponds, natural springs, commercial wells and is bisected by 2/3 mile of Blue Creek. The quality construction boasts unique post and beam structural elements with cast iron bracing throughout the larger buildings and a 7 stall horse barn with custom iron sliding gates. Current year round uses include camps, retreats, reunions and weddings. Hunting, fishing, hiking, equestrian, water and winter sports abound. The 160 acres is completely surrounded by forest service property . Area attractions include: Schweitzer Mountain Resort, Lake Pend Oreille, Sandpoint Idaho, Lake Coeur d' Alene, Noxon Reservoir, Quinn Hot Springs and much more.

35,350 sf of quality construction offered at just under \$100/sf includes 16 bedrooms and 16 bathrooms spread out through the Chapel, Chalet, Shop, Dining Hall and Green House. The property can accommodate 120 guests and includes a new sauna. The 3 bedroom caretaker's ranch home boasts a beautiful stone fireplace and many upgrades. The shop is equipped several commercial truck bays and plenty of area for the craft or tradesman. There is a rock quarry on the property which the dining lodge wall and upper level fireplace are constructed of. Dining hall fireplace also has a fire pizza oven. Water rights are included in the sale. See documents for water rights. There is currently no zoning on the property as the area is unincorporated.

RV parking area with 3 RV spots, 2 with water and power and 1 with power and dedicated RV septic dump. Personal property included provides a turn key opportunity to continue operations including a commercial snow plow and riding lawnmower for seasonal property maintenance.

Look no further than here for premium big game hunting. Hunting District 121 2018 harvest included 49 Six point plus bulls and 415 four point plus bucks.

Main commercial airports servicing this area are the Missoula International Airport 2.5 hours to the SE and Spokane International Airport 2.5 hours to the SW.

MLS # 22008041

### Main Info

- Street Address : 189 Blue Creek RD
- Lot Size Acres : 160.00 Acres
- Postal / Zip Code : 59844
- Lot Size Square Feet : 6969600 square feet
- State / Province : Montana
- Dwelling : Yes
- County : Sanders
- (Assessor) Parcel Number : 0000008033
- Closest City : Heron

### Taxes

Tax Year : 2019

Estimated Taxes per year are \$1,028.00

Exempt Property

### Broker Info



#### Cynthia Schultz

**Clearwater Montana Properties**

**(P:) 406-788-7667**

**(M:) 406-788-7667**

**[cynthia@cmpmontana.com](mailto:cynthia@cmpmontana.com)**

**[cmpmontana.com](http://cmpmontana.com)**

Full-time, licensed REALTOR® Member of the National Association of Realtors Member of the Montana Association of Realtors Member of the Great Falls Association of Realtors Bachelor of Science in Mechanical Engineering from Montana State University Specializing in new construction, residential, aviation, commercial, land, subdivisions, recreational, farm & ranch properties 12 years commercial property management and development experience generating over \$3 million in annual revenue 15 years of commercial property development throughout Montana, Idaho & Wyoming totaling over \$138 million in fast track build-to-suit projects Native Montanan Lifetime of recreating throughout Montana - snow & water skiing, boating, camping, hiking, hunting, fishing, motorcycling and seeking any outdoor adventure with her husband and three children

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