



# Judith Mountain Lodge

LEWISTOWN, MONTANA

LIVE WATER  
P R O P E R T I E S



Hunting | Ranching | Fly Fishing | Conservation



# Judith Mountain Lodge

Lewistown, Montana

80 Acres | Listing Price: \$3,400,000



## Contact

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The Judith Mountain Lodge is recognized well beyond its Central Montana home. The Lodge is located in the heart of Montana in Lewistown, which is an outdoor lover's paradise: famed for its upland bird hunting, robust big game numbers, great spring creek trout fishing, and diverse warm water fishing species. Lewistown lies nestled East of the Rocky Mountain Front and is positioned among several mountain ranges including the North and South Moccasins, Judiths, and Big and Little Snowy Mountains. Judith Mountain Lodge sits in the Judith Mountains, bordering public lands and is eight miles from the beautiful and charming town of Lewistown. With mountains climbing over 1,000 feet above the lodge in several directions, there's a remote and tranquil feeling. The property supports a varied wildlife community that includes elk, deer, bear, mountain lion, bobcat, and several species of mountain grouse. Sitting in a scenic setting and offering numerous rooms for rent, a restaurant, a full bar, a wedding venue, nearby hiking and biking trails, and bordering public lands, there's no wonder why the Lodge is a popular destination for locals and travelers alike. Judith Mountain Lodge could be purchased as a turn-key business or closed and kept as a private gem with immense potential.











## Location

Judith Mountain Lodge is a hospitality business, located in the heart of Montana. Nestled at the start of the Judith Mountains situated between Great Falls, Billings, and Bozeman, the lodge is roughly an eight mile scenic drive from the growing town of Lewistown via highway, county-maintained road, and a government-maintained road. The area is comprised of large tracts of public lands, farms, ranches, and many conserved properties across this stunning landscape. As one of the greenest places in Montana, East of the Rocky Mountain Front, there is no wonder why this diverse ecosystem is incredibly abundant with wildlife. Lewistown in recent years has been dubbed, “the next Bozeman” on a much smaller scale. Offering a high quality of life and tons of recreational opportunities without crowds, the demand for this area continues to climb. For private air service, a full-service FBO is available at Lewistown Airport, nine miles from the lodge. Commercial air service is available in Great Falls (109 miles), Billings (125 miles), and Bozeman (172 miles).



# Recreation

Central Montana offers an array of recreational opportunities. With numerous state parks, wildlife management areas (WMA's), National Forests, Bureau of Land Management property (BLM), historical sites, public waterways, lakes, reservoirs, streams, and rivers – there is a plethora of nearby offerings. The area is home to 11 island mountain ranges, which are sized from small mountain clusters to mountains like the Little Belts, spanning over 75 miles. All big game and the majority of small game within Montana, call this area home, including moose, elk, deer, mountain goats, bighorn sheep, pronghorn antelope, bears, mountain lions, bobcats, swans, ducks, geese, sandhill cranes, pheasants, grouse, and Hungarian partridge. For those who don't hunt or fish, wildlife viewing, hiking, water sports, skiing, horseback riding, mountain biking, and camping adventures can be had within countless areas in any direction.







## Improvements

The main lodge boasts ten large private rooms, which each include a full bathroom, a rustic log-accented dining room with a full bar and fireplace, a kitchen, a laundry room, an office, and a western-styled conference room perched on the top of the lodge. A new addition expanded the commercial kitchen, topping off the main lodge. Attached to the entrance is a large patio with outdoor seating and fire pits.









## Additional Improvements

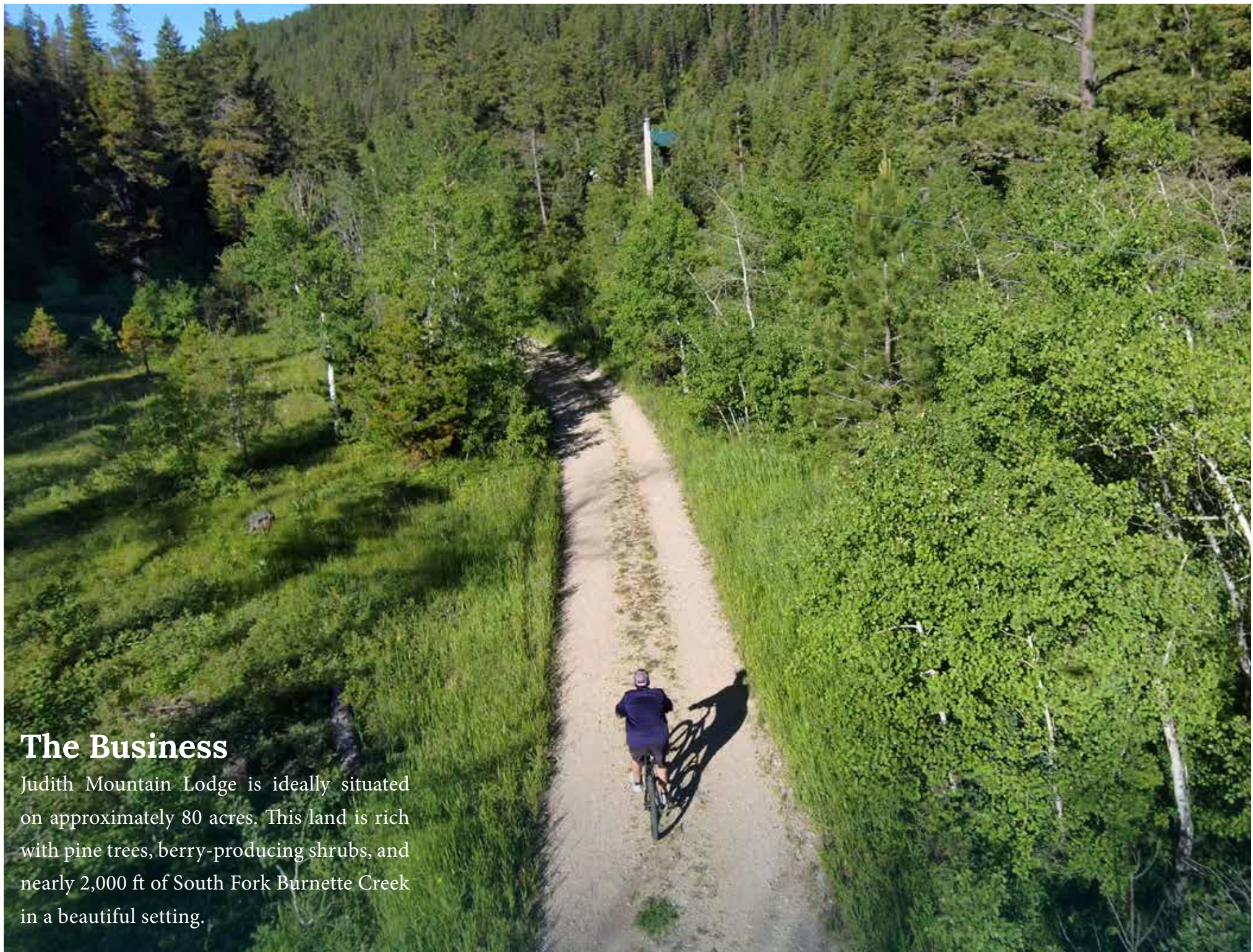
A beautiful new manager's cabin sits about 150 feet west of the Lodge, perched over a streambed and boasting a half wrap-around deck. The log cabin was built in 2019, and it offers three-bedrooms and two-bathrooms with a charming loft.

Two sheepherders' wagons equipped with beds are used as additional lodging for those looking to experience glamping in Montana. A gazebo is a short walk from the lodge and wedding venue area. To the east of the lodge is a walk-in freezer and a 16x10 ft yard shed. Near the new cabin is a 32x16 ft storage barn used to house all of the wedding supplies and seasonal equipment.









## The Business

Judith Mountain Lodge is ideally situated on approximately 80 acres. This land is rich with pine trees, berry-producing shrubs, and nearly 2,000 ft of South Fork Burnette Creek in a beautiful setting.





## The Business

The Judith Mountain Lodge and all assets of the business are included in this offering. The assets are extensive and include furniture, art, equipment, UTVs, lawn care supplies, and a tobacco and liquor license. A complete inventory list will be made available to qualified Buyers, upon the execution of an NDA. Three years of financials, including profit and loss statements as well as balance sheets, will also be made available to qualified Buyers.







## Hunting & Wildlife

Central Montana, and specifically Judith Basin and Fergus Counties, are known nationwide as one of the top bird destinations in the country. The pheasant hunting is outstanding, but what makes this area stand above others is the covey species - Hungarian partridge, sage grouse, and sharptailed grouse. Many properties hold three or more species, which is due to several factors: grain (farming), regrowth alfalfa, above average precipitation for the state, native cover (grazing), an abundance of brushy draws, and milder winters resulting in consistently good bird numbers in the region. With numerous spring creeks that don't freeze, large roosting and loafing areas, and an abundance of food, waterfowl hunting can also be stellar.

Mule and white-tailed deer are abundant and can be found on an evening drive, by the hundreds. Just like for the upland birds, this area's coulees, brushy draws, and rolling hills offer great protection, while the grain and hay fields offer ample food. A couple of the most over-objective elk herds in North America are found here for the same reason. Elk herds can be found from the mountain peaks to the lowland riparian areas, and many places in between. Wintering elk herds can be measured by the thousands during aerial surveys. Whitetail ranging from 145" to 160", mule deer ranging from 160" to 185", and elk ranging from 350" to 380" are consistently harvested, with many specimens grossing higher every year. Big game opportunities are bountiful where a hunter can harvest a maximum of seven deer (1 buck), three elk (1 bull), and two antelope (1 buck) annually. Black bear numbers are healthy and may be hunted in the spring and fall with a maximum harvest of one per hunter, per year. Bighorn sheep, mountain goats, moose, and bison are somewhat considered a once-in-a-lifetime opportunity. These are all difficult draws, but if luck is on your side, you may have the opportunity to hunt for any of these species several times in a lifetime.





## Hunting & Wildlife Cont'd

The Judith Mountain Lodge and its bordering BLM lands offer hunting opportunities for both upland birds and big game species. Populations of mule deer, elk, and bear are also found on the property in fair numbers. Within a short drive from the property are numerous tracts of public lands - State of Montana and BLM - Montana Upland Bird Enhancement Areas, and several private properties that historically have been enrolled in the Montana Fish, Wildlife & Parks, Block Management Program, opening even more private lands to public access.







## Summary

It is with great excitement that Live Water Properties brings Judith Mountain Lodge to the market. The opportunity to own a beautiful, central Montana lodge so close to town is something we don't come across often. As a turnkey restaurant and lodging business, a Buyer may look to continue and optimize, turn it into a bed and breakfast, or opt to close the business and use it as a private getaway. With many options, the Judith Mountain Lodge and its community are excited to welcome a new owner.



# Property Details

Lewistown, Montana | 80 Acres

Listing Price: \$3,400,000

Taxes: \$5,495 in 2023

## IMPROVEMENTS

7,306 sqft lodge

10 guest suites and 11 bathrooms

Dining room/restaurant

Commercial Kitchen

Conference room

Office

800 sqft three-bedroom and two-bathroom cabin

## ACREAGE

±80 acres

## LOCATION

Located eight miles northeast of  
Lewistown, Montana

## GETTING TO THE RANCH

Private air service is available at Lewistown Airport,  
which is 9 miles from the lodge.

Commercial air service is available in Great Falls  
(109 miles), Billings (125 miles), and Bozeman (172  
miles)

## CONTACT

For more information please contact

Hyatt Voy at 406.402.0555

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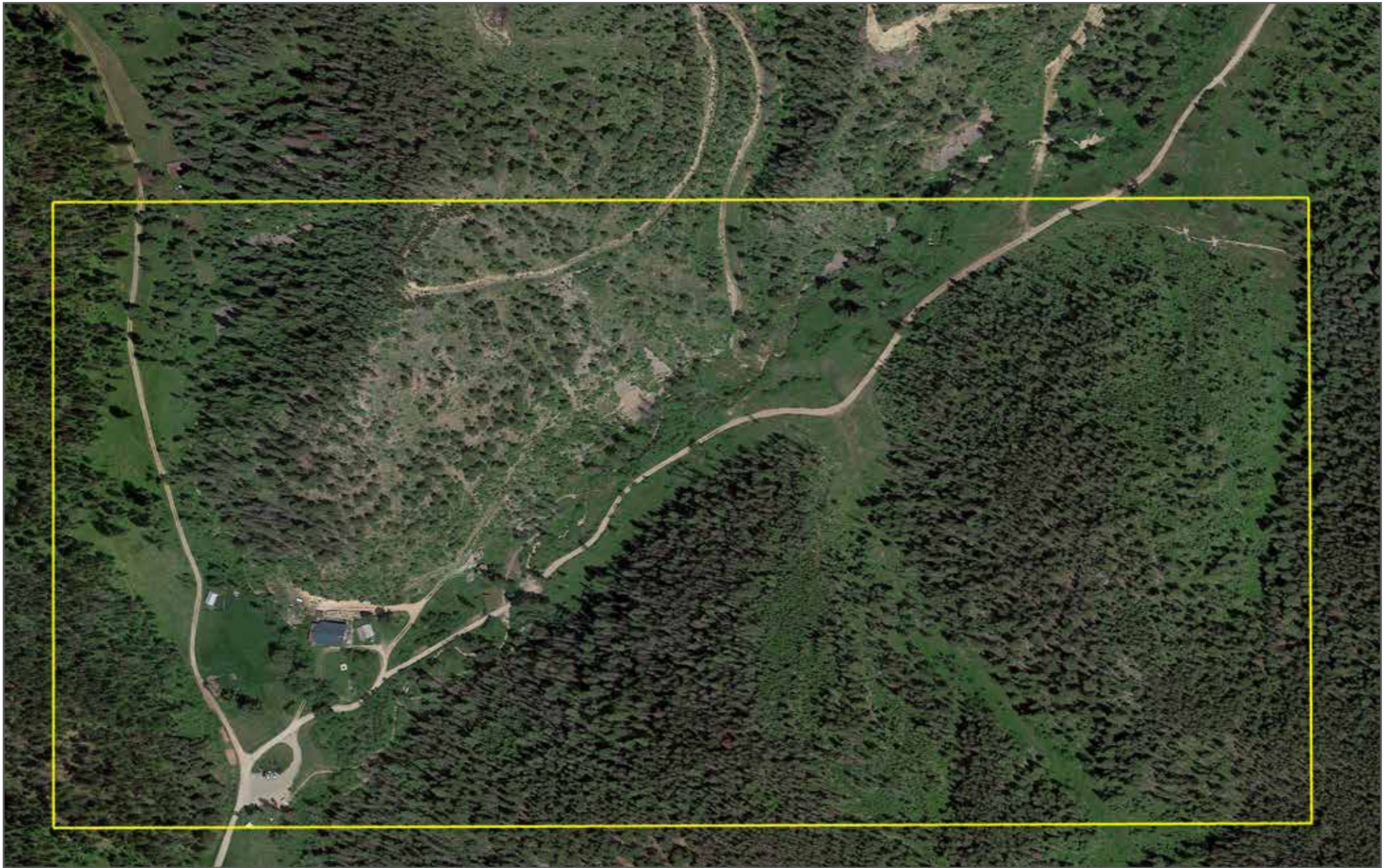


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## Judith Mountain Lodge - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



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## Judith Mountain Lodge - Location Map

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## Judith Mountain Lodge - Public Lands Map

*..Maps are for visual aid only accuracy is not guaranteed.*

— Property Border

■ USFS



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