

An aerial photograph of the Montana Riverfront Resort in Fort Smith, Montana. The image shows a row of small, dark brown wooden cabins with red roofs, situated along a gravel road. The surrounding landscape is a vast, green valley with rolling hills in the background under a dramatic, cloudy sky. The text "Montana Riverfront Resort" is overlaid in a large, white, serif font.

Montana Riverfront Resort

FORT SMITH, MONTANA

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

A small graphic element at the bottom of the logo, featuring a white silhouette of a wooden bridge or structure spanning a body of water, set against a dark brown background.A solid dark brown horizontal bar that serves as a background for the logo and the bottom text.

Hunting | Ranching | Fly Fishing | Conservation



MONTANA RIVERFRONT RESORT

Fort Smith, Montana
107 Acres | Listing Price: \$5,600,000

Located along one of the most iconic trout streams in the world, Montana Riverfront Resort was built, owned, and operated by the same family for over 30 years. This legendary lodge is a special opportunity to own a fully established, turn-key fly fishing and upland bird hunting destination in the heart of South-Central Montana.

Set along the pristine Bighorn River—just five minutes from the launch point below Yellowtail Dam—the lodge offers immediate access to a classic tailwater fishery, famous for its cold, clear water and prolific populations of rainbow and brown trout. The river remains ice-free in the winter and stable in the heat of summer, making it a year-round fly fishing paradise. In addition to the river itself, guests can explore nearby Bighorn Canyon National Recreation Area and Yellowtail Reservoir, both offering outstanding boating, fishing, and sightseeing opportunities. Surrounded by the rugged beauty of the Bighorn and Pryor Mountain ranges, Montana Riverfront Resort blends outdoor adventure with longstanding hospitality and a respected sporting legacy—making it one of the finest recreational properties in the American West.

Contact

Zach Robbins, Sales Associate
406.861.6545 | zach@livewaterproperties.com

LODGE AND AMENITIES

Set on 107 acres of immaculate land overlooking the Bighorn River, offers an exceptional combination of comfort, charm, and high-end functionality. The property is designed to immerse guests in the Montana experience, blending natural beauty with thoughtful amenities. A walking trail meanders from the lodge down to the riverbank, passing two spring-fed ponds sourced from freshwater flowing directly out of the hillside—a quiet testament to the property’s natural abundance.

Guest accommodations include seven spacious one-bedroom, one-bath cabins, each offering privacy, scenic views, and easy access to all lodge amenities. Outdoor features include a trap shooting area, two tranquil ponds, and a large firepit gathering space—perfect for evening drinks and conversation after a memorable day afield or on the water. There is also ample room throughout the 107 acres for additional improvements or future expansion.

At the center of the property is the Orvis-Endorsed Main Lodge, a thoughtfully designed structure that captures the spirit of Western hospitality. Guests are welcomed into a stunning lounge area anchored by a large river-stone fireplace. The commercial kitchen—with a recently upgraded hood system—serves a beautiful dining room that seats 16 and offers sweeping views of the river. Upstairs, a loft-style open space includes a bar, TV area, family games, and access to a patio deck ideal for cigar nights under the stars. The lodge also features an Orvis gear retail space, a shop for storage and equipment, and dedicated dog kennels to accommodate visiting hunting dogs.

A major highlight of the property is its private boat launch—believed to be the only one on the upper Bighorn River—offering unmatched convenience for guides and guests. This quarter-mile of direct river frontage is both a functional asset and a scenic jewel.

In addition to the main lodge’s infrastructure, the property includes a newly constructed owner’s residence. This home could easily transition to a manager’s house under new ownership, providing comfortable on-site housing and a seamless base of operations for a caretaker or lodge operator.







Location

Montana Riverfront Resort is ideally located in South-Central Montana, offering both seclusion and accessibility. The property is approximately 88 miles from Montana’s largest city, Billings—home to a major airport, medical facilities, restaurants, and other urban conveniences. The closer town of Hardin is just 42 miles away, providing essential services and amenities for guests and staff alike.

Access to the resort is straightforward and reliable year-round. From Interstate 90, guests travel 42 miles along well-maintained Highway 313, arriving directly at the property’s entrance. Whether coming from across the country or within Montana, travel to the lodge is seamless and convenient, making it a complete destination for fly fishers, hunters, and vacationers seeking a premium outdoor experience without sacrificing accessibility.



THE AREA

South-Central Montana—and the Bighorn River in particular—is widely regarded as one of the premier trout fishing destinations in the United States. Anglers travel from across the country and around the world to experience the unmatched quality of fly fishing that the Bighorn consistently delivers. With its cold, clear tailwater flows and abundant insect hatches, the river holds an extraordinary number of fish per square mile, making it a bucket-list location for novice and expert anglers alike.

The surrounding landscape is as diverse as it is beautiful. The region's geography ranges from rich irrigated farmland and rolling grasslands to lush cottonwood-lined river bottoms and dramatic alpine terrain. Located on the northern edge of the Bighorn Mountain Range and just east of the rugged Pryor Mountains, the area offers a dynamic mix of habitat types that support a wide range of wildlife. Upland bird hunters and waterfowl enthusiasts will find an abundance of pheasants, sharp-tailed grouse, Hungarian partridge, ducks, and geese throughout the region. Whether casting a fly, walking behind a bird dog, or glassing the horizon, this part of Montana offers a complete sporting and scenic experience in every season.





FISHING AND HUNTING OPERATIONS

Montana Riverfront Resort has been operated as a premier fly fishing and upland bird hunting destination for over 30 years. Built from the ground up by its current owner, the lodge has earned a strong national reputation within both communities—recognized not only for the quality of its experiences, but for the professionalism and hospitality that keep guests returning year after year. With a vast and loyal client base, the business is well-positioned for continued success under new ownership.

The lodge's location on the upper Bighorn River provides immediate access to some of the most productive trout waters in North America. Guided fishing trips are a core element of the lodge's offerings, and the private boat launch adds a layer of exclusivity and convenience few competitors can match. In addition to its legendary fishing, the lodge offers exceptional upland bird hunting in the surrounding fields and coulees. Looking ahead, there is potential to expand the lodge's services to include waterfowl hunting, adding a valuable new revenue stream. The property's river frontage and habitat make it a strong candidate for early- and late-season duck and goose hunts.

For qualified buyers, additional operational details—including financials, guide infrastructure, and client lists—are available. Please contact the listing broker to learn more about the business side of this exceptional offering.

WATER AND MINERAL RIGHTS

All appurtenant water and mineral rights will convey with the sale of the property. However, the Seller makes no representations or warranties regarding the current status, extent, or validity of these rights. Prospective buyers are encouraged to conduct their own due diligence to fully understand the scope and nature of the water and mineral interests associated with the property.



SUMMARY

Montana Riverfront Resort is a once-in-a-generation opportunity to own a thriving fly fishing and upland bird hunting lodge on one of the world's greatest trout rivers. With 107 acres of riverfront land, a private boat launch, seven guest cabins, and a beautifully appointed Orvis-Endorsed Main Lodge, this turn-key operation blends rustic elegance with the unmatched beauty of South-Central Montana.

Backed by over 30 years of successful operation, a loyal client base, and a sterling reputation in the outdoor sporting world, the lodge is ready for seamless transition and/or expansion. With potential to grow the business through waterfowl offerings and ample room for additional development, Forrester's represents both a legacy sporting property and a strong investment in Montana's outdoor recreation economy.

Whether you're looking to step into a respected business, expand a portfolio of destination lodges, or simply own a remarkable piece on the Bighorn River, this is a property that stands in a class of its own. Properties this caliber, with such established history and irreplaceable location, sparsely come to market.



MONTANA’S RIVERFRONT RESORT

±107
A C R E S

LISTED AT
\$5,600,000

LOCATED IN FORT SMITH, MONTANA

A TURN-KEY LODGE ON 107 ACRES OF MONTANA’S BIGHORN RIVER, BLENDING LUXURY, ACCESS, AND LEGACY.

IMPROVEMENTS

- 107 acres with river views, spring-fed ponds, and walking trails
- Seven guest cabins, trap shooting area, firepit, and room to expand
- Orvis-Endorsed Main Lodge with dining room, bar, loft, and dog kennels
- Private boat launch, gear shop, and on-site owner’s residence

LOCATION

- South-Central Montana location
- 88 miles from Billings, 42 from Hardin
- Easy year-round access via Highway 313
- Secluded setting with nearby amenities

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

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Brokers representing well-qualified prospective buyers are welcome to enquire and are cordially invited to contact Live Water Properties for information regarding cooperation policies.

Notes:
1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller’s Agent.

BROKER INFORMATION

Experience: January 2024 – Present
Associate Broker, Live Water Properties, LLC (Idaho and Colorado)

2022-2024
ROVE Exchange/NAI Business Properties

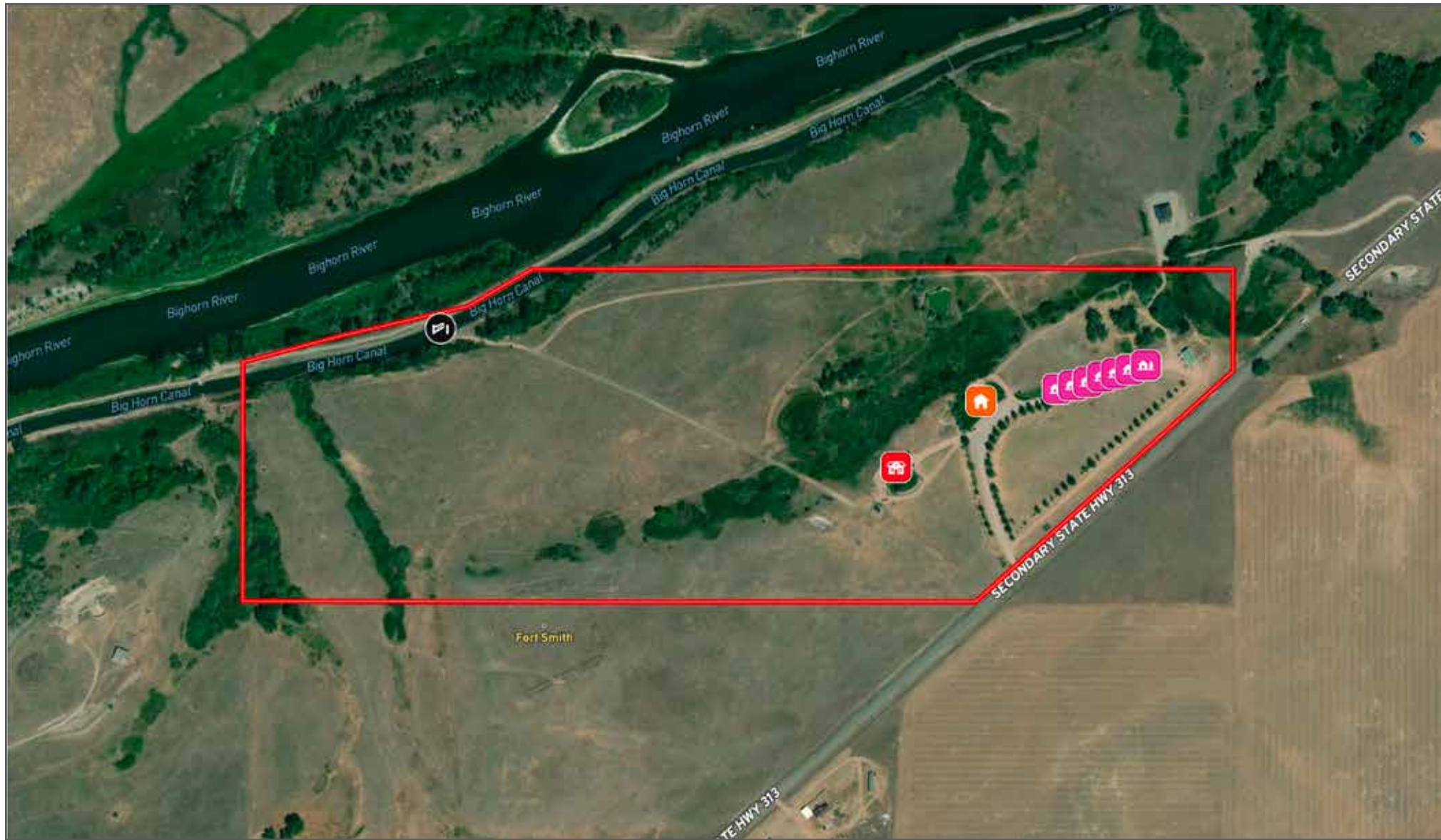
2021-2022
Top Hand Realty

2019-2021
Allied Investment Advisors

Affiliations: Vice President Hilands Golf Course, Foundations Board Member Special K Ranch, Member of Ducks Unlimited, and Member Pheasants Forever

Education: Bachelors of Mass Communication and English, Montana State University-Billings
Master’s in Education, Montana State University-Billings

Personal: After earning a Mass Communication, English, and Master’s in Education degrees from Montana State University-Billings, Zach worked in education teaching at the college level, as well as the high school level, before deciding to move into the private sector. Zach worked as a financial advisor for a year and a half before making the transition to real estate. Since 2004, Zach has been brokering deals and investing in his own real estate portfolio by utilizing the 1031 exchange process, thus making it an easy conversion to real estate. Zach’s professional integrity and attention to detail allow him to provide trustworthy advice and impeccable service to his clients. His focus at ROVE Exchange is working through the 1031 exchange process with Ag clients who are looking to move into commercial real estate investments.



Montana Riverfront Resort - Aerial Map

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



Montana Riverfront Resort - Location Map

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