Missouri Riverside Lodge

3103 Old US Highway 91, Cascade, MT

$675,000

Presented Exclusively by
Trampus Corder, Broker
Staci Corder, Broker

406-622-3224 office
CorderandAssociates@gmail.com

Photography courtesy of Leonard (Arnie) Gidlow©
Property Information

Acres: 13.96
Taxes: $6,169.49 (2019)

Personal Property: Complete inventory list upon request

Legal: S20, T16 N, R02 W, IN SENE S/RD, TR 2 COS 4948 MK 18

Executive Summary

The twinkling Montana stars have aligned to create a flawless opportunity to acquire a legendary lodge located on the most desirable section of the Missouri River that is world renowned for its exceptional trout fishing and infinite outdoor recreating possibilities. This spectacular lodge consisting of six guest rooms is quiet and peaceful giving visitors an authentic and tranquil Montana escape. The main area of the lodge consists of five components: shop/office, main lodge area, mechanical area, upstairs apartment, and patio. The lodge sits on 13.96 acres with views of the beautiful mountainous terrain. The crisp, clear waters of the Missouri River are calm and serene setting the tone for a relaxing float until adrenaline bursts throughout your body when your fishing pole starts tugging implying something large at the other end. Photographs become the sacred proof of the several fish that are netted 10 inches in length or more in a section of river that boasts 7000+ fish per mile. The cold weather will not allow any disappointment to you or your guests as fishing year-round transpires with the same awesome rewards.

Two miles above the lodge, you can find a tributary river known as the Dearborn river that is great for wading, a nice change from drifting the bigger waters. After long days in the glistening sunshine, the lodge extends a 400 square foot patio complete with a cover and furnishings. A full kitchen comes equipped ready to feed hungry outdoorsman. The efficiency of this lodge mimics the smooth flow of the river as there is a 960 square foot two-bedroom apartment above the main area for easy managerial quarters or an additional rental option. Luxury meets comfort here at the center of Montana’s exquisite wilderness and the lodge is consistently welcoming wildlife outside the guest room windows such as elk, deer, Bighorn Sheep, Corridor Fox, eagles, osprey, and many more small game animals and birds. The guest rooms provide everything you could need for a cozy stay with solid oak furnishings for a genuine and natural ambiance. Benefit from the ideal and desirable location by letting your imagination run as wild as the animals to ponder all of the profitable possibilities. The septic system and drain field is already prepped and equipped for an expansion of six more guest rooms! Run a bed and breakfast or a corporate retreat. Opportunities are abundant with the purchase of this lavish lodge. There is an additional 10 acre parcel sold separately to add to the investment possibilities and completing the picture. The line has been cast. Reel it in!
Local Area

Follow the Missouri River out of the vast, grand mountains until it flows out to the rolling plains, and you'll find the delightful fishing town of Cascade, Montana. There are unlimited opportunities to enjoy the great outdoors here including wildlife viewing, fishing, and hunting. Should you need a bite to eat or some bait, Cascade retains a grocery store, gas station, post office, couple lively bars, and fun hardy folks! Get out and about and notice the numerous public fishing access spots along the mighty Missouri River. Cascade serves as a popular location to start a float down the river. Additionally, Eagle Island or Hardy Bridge also offer day use for river access. If you want a short escapade, take the day trip to the Crown Butte Preserve that is located halfway between Cascade and Simms. Hike to the flat-topped buttes and revel in the natural grassland vegetation 1000 feet above the great plains below. If you're in the mood for some history, stop by the Cascade Senior Center and Museum for a taste of local history.

Logistics to the Lodge

The emerald green and blue waters of the Dearborn River begin in the Scapegoat Wilderness and gently flows for more than sixty miles to the confluence with the Missouri River near Craig, MT. This area is all about fishing as it should be when located on one of the world’s premier trout streams. Fishing guides, fishing lodges, and fishing shops stipple the valley where there are more drift boats on the water than people in the community! The lodge is specifically about 38 miles southwest of Great Falls and 52 miles north of Helena, MT. Behind the lodge you will find miles of forested wilderness giving home to varieties of wildlife and activities such as hiking, camping, birdwatching, photography, scenic drives, and outdoor adventure!

Premier Fishing and Hunting

There is one entity that draws thousands of visitors from all around the world and that is the fishing. This section of the Missouri is known for its Blue-Ribbon Trout fishing. These waters are filled with nutrients from the cold tail-waters from the bottom of Holter Dam creating a smorgasbord of feed for those finicky fish. As a result, the population of rainbow and brown trout surge averaging at about 7000+ fish per mile of river. These fish are frequently greater than 10 inches in length! The river is a playground offering year-round fishing. In addition to the plethora of fishing access sites along Interstate 15, there are numerous streams and creeks in the area to tackle. Holter Lake is a short 15-minute drive up above Holter Dam and is home to the “Gates of the Mountains.” From there, Hauser Lake and Canyon Ferry Lake also provide excellent fishing and boating. The central location of the lodge puts you in the middle of tremendous hunting opportunities and within two hours of anything else. The avid hunter can pursue big game animals including White-tailed and Mule Deer, elk, antelope, Big Horn Sheep, Mountain Goats, Mountain Lions, and Black Bear. Upland birds and waterfowl also provide excellent prospects. Montana offers millions of acres of public lands for which to roam and hunt on as well as diverse habitats providing homes to the many different species of wildlife.

The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.
The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.