

## **~Amazing Magnificent River Lodge~**

### **Location:**

11073 Mullan Road East - Superior, Montana. This is approximately 10 miles east of Superior or 47+/- miles west of Missoula. From Missoula, travel west on I-90 to the Tarkio Exit and proceed west on Mullan Road 4+/- mile to the subject property. Forest Grove fishing access site is adjacent to the subject property on the east and provides a boat ramp, for launching or take out of boats, on the Clark Fork River.

### **Land:**

Comprised of two parcels, adjacent, but separated by Mullan Road:

- 1.) 2.84 +/- acres lies east of Mullan Road and contains the lodge, shop, pavilion and all improvements. This has a gentle slope from east to west towards the road & river. Huge native ponderosa pine and fir trees are scattered across the property, with beautiful landscaping including aspen, flowers, bushes and massive colorful rocks, with delightful areas for camp fires and outdoor seating.
- 2.) 1.0 acres lies west of Mullan Road and has 120 ft. of frontage along the river. This has beautiful low bank riverfront with sandy beach and large waterfront area. Large pines dot two level benches, one along the river and an upper bench along the road.

### **Lodge:**

A truly impressive structure built in 2004, this has 5800+/- sq. ft and a total of 6-bedrooms and 6-½ baths; every bedroom boasts its own bathroom. The main floor master suite has a cozy propane fireplace, large walk-in closet, separate shelf closet, tiled 2 nozzle shower and French doors onto a private patio. All the bathrooms have slate floors and several feature hand painted sinks.

The Lodge features a 10 ft. ceiling throughout, refurbished oak plank floor & massive exposed beams. An impressive fireplace & wet bar, in a 33 ft. tall Great Room, with floor to ceiling windows; all add up to create an unforgettable lodge.

The deluxe gourmet kitchen features alder cabinets, granite counters, top line stainless steel appliances, with a 5-burner, double-oven Jenn-Aire range. The adjacent butler room has a Bosch dishwasher, trash compactor, & double sink and there are two nearby pantries (one for dish storage). A ½ bath, with pedestal sink, is conveniently located nearby. A center kitchen island & counter bar are next to the elegant formal dining room.

The Lodge was carefully designed, preferably to be able to provide an ideal lodge, for not only accommodating guests (4 luxurious bedrooms with their own full private bathrooms), but also to provide a very comfortable and private bedroom with adjoining office and private outdoor patio area for the owners. The 6<sup>th</sup> bedroom was intended for use by river guides and has a ¾ bath and separate secretly located private outside entrance.

The lower level of this Amazing lodge has a spacious laundry and an exceptional TV/Game room for entertainment with French door onto a delightful covered patio area.

An extensive covered wrap-around deck, hot tub and charming fire pit area, not to mention the exclusive easy access riverfront beach, all contribute to a multitude of wonderful outdoor spaces. The elaborate lush landscaping with striking massive rocks, huge pines, beautiful flowers, shrubs, aspens, & underground sprinkled lawn and grass lawn, in a lower river level (accessible by vehicle), make this an enchanting and awe-inspiring place. Considered both as commercial & residential zoning, this property has a multitude of options.

### **Pavilion:**

Contiguous to the lodge, this majestic deck 52'x57' (with 52'x42' covered) has a 14'x14' bandstand and is perfect for large gatherings and entertaining.

### **Guest House/ Shop:**

A 32'x40' framed structure, this has a single garage door to the shop and a 1 bedroom, 1 bath guest quarters.

### **Storage Sheds:**

Several additional outbuildings. provide lots of extra storage and numerous possibilities

### **Area:**

Limited to less than 15% of the land in the County, private property is mostly limited to a small slice among thousands of acres of National Forest. A total population of 4000+/- is spread over the 1223 sq. miles that comprise Mineral County. The County seat (pop. 900+/-) Superior, provides most services including nice grocery stores, hospital, several motels, two banks, hardware store, library, a number of restaurants and other shops. A paved airstrip will handle relatively large private planes.

The Clark Fork River runs for much of the length of the County and is joined by the St. Regis River which runs most of the remaining length of the County; countless creeks & streams, many originating high in the

surrounding mountains from trout-filled lakes, provide many options for anglers, in addition to the two rivers, which are both excellent fisheries.

Tucked between the rugged peaks of the Bitterroot Mountain Range, in the middle of Lolo National Forest, much of the Valley near Superior (elevation 2600') has a surprisingly mild climate. An 18-hole golf course can be found in St. Regis, Montana or Frenchtown, Montana and there are two good ski areas nearby with Lookout Pass at the West end of the County and Montana Snowbowl just outside of Missoula.

Missoula provides a regional trade center with International Airport, Costco, 100-store mall, and culture & sporting events associated with The University Of Montana. This is an outdoor lovers paradise. If you enjoy hiking, horseback riding, mountain biking, skiing, rafting, kayaking, canoeing, golfing, fishing, hunting, or just exploring, it is all available here.

**Comments:**

This stunning lodge makes a wonderful full-time, year-around residence, especially for an owner with a large or extended family or for (as many in Montana find) a large number of friends & relatives that want to visit this tremendous area. Initially designed to accommodate & entertain guests, the master suite with office & private entry & patio, provide a secluded place for the personal enjoyment & solitude sometimes desired. The exceptional kitchen with adjoining butler room, spacious dining room with counter bar between it and the great room with wet bar, the game/tv room, 5 extra bedrooms with their own private bathrooms and a wide array of delightful outdoor spaces (including the outstanding pavilion) make this ideal for a wedding venue, nightly or weekly rentals or any number of income possibilities.

The beautiful river frontage has adequate room to handle RVs, tents, or possibly another home or cabin. Well known for both it's excellent fishery and world-famous white water, this property can take advantage of either preference of river recreation with boat launches (adjacent, and both upstream and downstream) to customize a river float to your choice of time on the water, rapids, relaxing float, or the best of fishing experiences.

Easy paved access on a low traffic road, and convenient quick access to all services and the cherished community of Missoula, make this the best of all worlds.

**Water:**

The property boasts 120+/- ft. of low bank easy to access and enjoy frontage on the famous Clark Fork River; this is the perfect type of easy access riverfront. A graded & grass road allows vehicle access & easy pedestrian or ATV use with huge pines, nice natural grass & vegetation, making this a riverfront utopia. A 6" cased well provides domestic water at 100 ft. deep, with static water at 65 ft. and provides excellent water, tested at 40 g.p.m.

**Taxes:** \$5881 (2017)

**Price:** \$987,500.00 for 2 parcels with all buildings, & riverfront, total of 3.85+/- acres  
\$975,000.00 for 1 parcel without river frontage, total of 2.85+/- acres

**DISCLOSURE**

All information herein is from sources deemed reliable, but is not guaranteed by the Seller, Stelling Real Estate, or its Agents. This offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of the purchase by the Seller.

All information is intended only as a guideline and has been provided by the Seller and other sources deemed reliable, but the accuracy cannot be guaranteed. The Seller and Stelling Real Estate highly recommend independent verification of each and every item to the full satisfaction of the Purchaser.

Seller reserves the right to require the Purchaser to cooperate with the Seller to facilitate an Internal Revenue Code, Section 1031 Tax Deferred Exchange at no expense or liability to the Purchaser.

Montana water rights are subject to the subsequent issuance of preliminary, and then final decrees by the Montana Water Court. Any and all valid water rights at the time of purchase will convey to the Purchaser through the issuance of water right transfers.

Variations between the deeded property lines and the location of existing fences on the subject property may exist. The Seller and Stelling Real Estate make no warranties with regard to the location of fence lines in relationship to the deeded property lines, nor does the Seller or Stelling Real Estate make any warranties or representations with regard to specific acreage within the fenced property lines. The Seller is selling the property in "as is" condition which includes the location of the fences as they exist. Boundaries shown on any accompanying maps are approximate, based on the legal description.