



HALL AND HALL®

Dedicated to Land and Landowners Since 1946

SALES | AUCTIONS | FINANCE | MANAGEMENT

GREY WOLF LODGE | SEELEY LAKE, MONTANA | \$9,000,000



EXECUTIVE SUMMARY

Nestled at the gateway to the Swan Valley, Grey Wolf Lodge offers a unique opportunity to own 229± acres nearly surrounded by Lolo National Forest. Ideal for group events and gatherings, the focal point of the property is the 7,800± square foot fully appointed lodge with two commercial kitchens, bar, and guest rooms. Set on a wide bench overlooking the grassy meadow and Finley Creek to the southwest, the improvement cluster offers several additional residences, shops, and outbuildings making this remote and private, inholding nearly self-sufficient. Situated in a recreational paradise, the Swan Valley and surrounding locales offer limitless recreational amenities from fishing in the nearby lakes and rivers to recreating in the adjacent public lands. Despite its remote and private experience, the lodge is a mere 25 minutes from the resort community of Seeley Lake and 1 hour and 30 minutes to Missoula, Montana's second largest city. Grey Wolf Lodge is a unique and private offering catering to a multitude of use profiles in a setting that is nearly impossible to find in today's market.



This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.

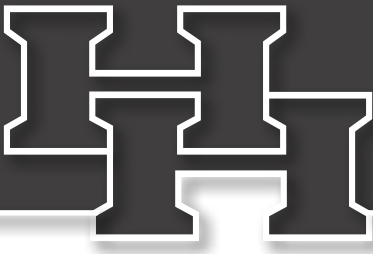


HALL AND HALL®
Dedicated to Land and Landowners Since 1946
SALES | AUCTIONS | FINANCE | MANAGEMENT



This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.

HALLANDHALL.COM | INFO@HALLANDHALL.COM



JUST THE FACTS

- 229± private acres with a mix of open meadows and timber
- Surrounded by Lolo National Forest on three sides for a nearly two-mile boundary
- 7,800± square foot lodge facility with two commercial kitchens, full bar, three-bedrooms, and two-and-a-half bathrooms
- Full liquor license available
- Four additional residences, one studio A-frame cabin, and one manager's studio
- Ideal for group events, corporate retreats, and family gatherings
- 1 hour and 30 minutes from Missoula's airport/FBO; 25 minutes from the resort community of Seeley Lake
- Unlimited recreational amenities in the immediate area including several lakes, camping, hunting, fishing, and hiking
- Not encumbered by a conservation easement
- Property taxes based on previous years is approximately \$16,529



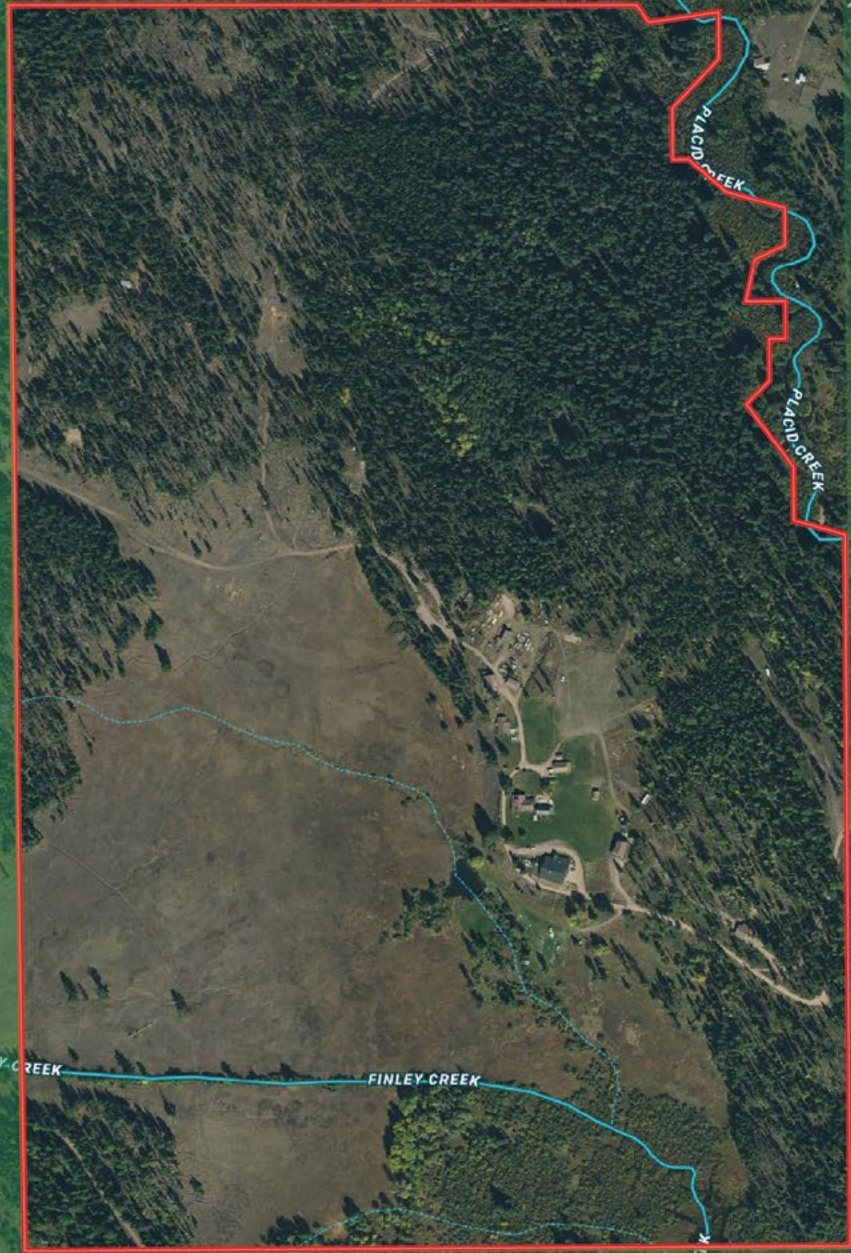
DEKE TIDWELL | dtidwell@hallandhall.com
901 SOUTH HIGGINS AVENUE, STE. 103 | MISSOULA, MT 59801
(M) 406-544-7191

This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed by Hall and Hall. A partner at Hall and Hall is the agent of the Seller. A full disclosure of our agency relationships is included in the property brochure available at www.hallandhall.com or by contacting the Listing Broker.

Grey Wolf Lodge
SEELEY LAKE, MONTANA

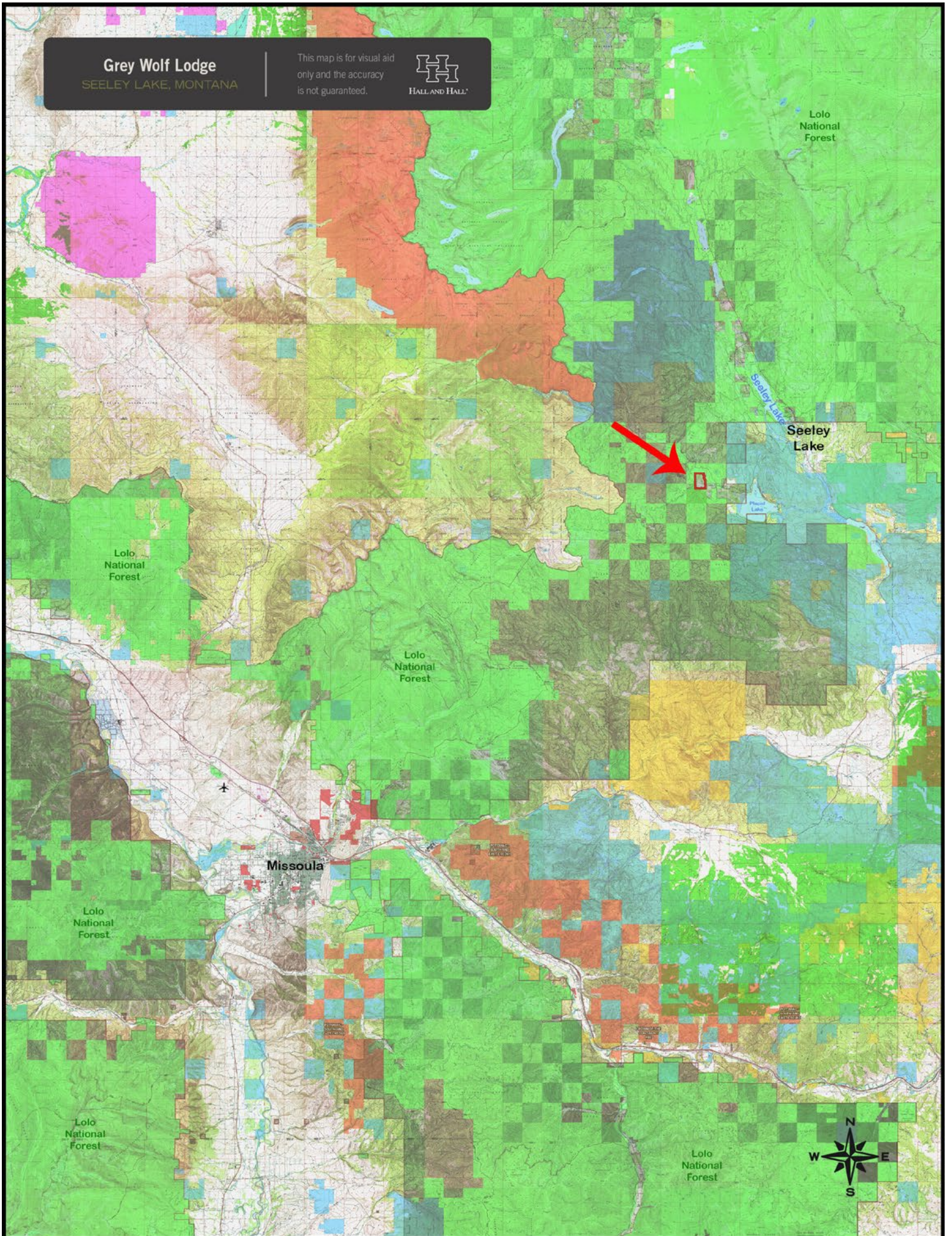
 National Forest

This map is for visual aid only and the accuracy is not guaranteed.



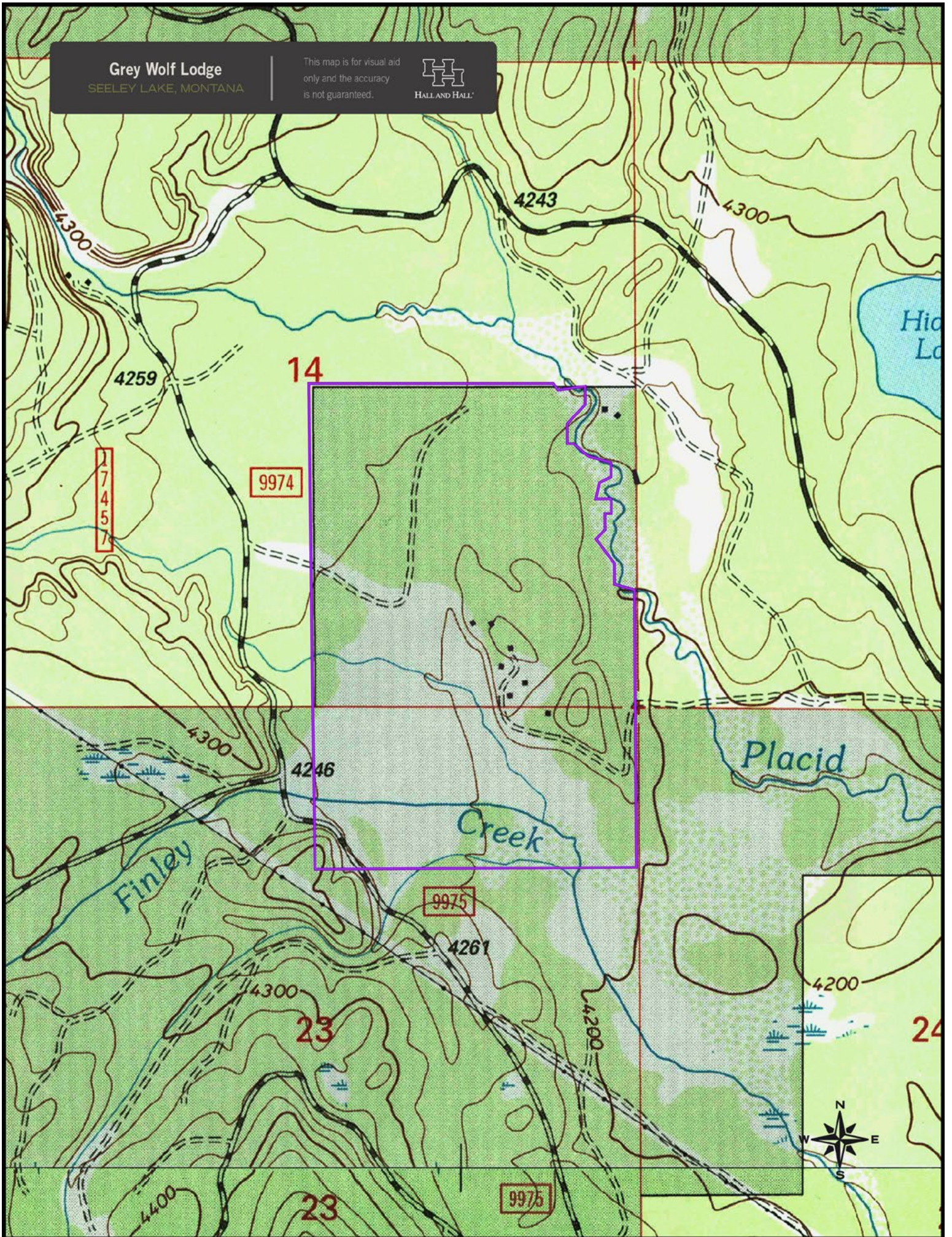
Grey Wolf Lodge
SEELEY LAKE, MONTANA

This map is for visual aid only and the accuracy is not guaranteed.



Grey Wolf Lodge
SEELEY LAKE, MONTANA

This map is for visual aid
only and the accuracy
is not guaranteed.



17457

9974

14

23

23

9975

9975

24