

CORDER

AND ASSOCIATES, LLC



Rocky Mountain Front Outfitting Business

15245 Benchmark Rd., Augusta, MT 59410

Offered at \$1,400,000

*Presented
Exclusively by*
Trampus Corder,
Owner/Broker



*Presented
Exclusively by*
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REALTOR®



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Business Information

Included With the Sale: Extensive list of equipment available upon a preapproved buyer's request

Structures: 10 buildings

Permit: US Forest Service Use Permits to transfer; US Forest Service Resort/Special Permit Package in Bob Marshall Wilderness Complex

Legal: S12, T19 N, R09 W, TR IN NESW NT ON FOREST LAND PERMIT 245

Experience this property virtually!



Tour each cabin!



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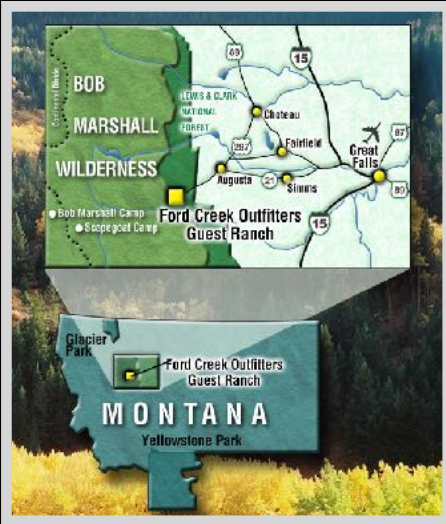
Executive Summary

Tucked away among the spectacular mountains creating the diverse Rocky Mountain Front is an opportunity to be a part of treasured memories, unforgettable experiences, and unrivaled scenery. The Ford Creek Outfitters of Augusta, Montana has been providing unequalled big game hunts since 1955. The business is completely turn-key from the website, email, and phone number to the cabins, stock, and tack. An extensive equipment list is provided upon a preapproved buyer's request. The lucrative outfitting opportunity comes with ample potential to expand and grow as it has kept clientele returning and new hunters excitedly booking in hopes of being the next feature photo on TROPHY posing with a

high-scoring once-in-a-lifetime trophy elk. Surrounded by the lively Lewis and Clark National Forest, the structures including 10 buildings totaling approximately 8,444 square feet accommodate 24 guests and guides. The cabins are situated on US Forest Service Land which requires a lease and resort permit. Both are included in the sale along with everything else you could possibly need to be successful! The leases re-up every 20 years. Currently, only a portion of what the forest service permit allows is being utilized. Its versatility provides much opportunity!

The new owner will gain access to all the photos with their releases, magnificent mounts, info on trade shows that acquire clients, and a custom showstopping display to set up at shows! Current owners are graciously willing to stay on until the new owners are established and licensed. Ford Creek as clear as glass flows through the middle of the outfitting property designating the north side for the guides and meat cutters to stay and the south side of the creek for the guests to stay. The pristine waters deliver to a spring-fed gravity water system and provide trickling sounds of tranquility. Two walking bridges unite the north and south sides. The property divulges its very own cascading waterfall! Angel Falls delivers water as pure as freshly fallen snow and a blissful scene to host ceremonies, weddings, or photo shoots.

Ford Creek Outfitters has undergone numerous updates from 2018-2021. Pride in ownership is evident when you tour this well-maintained, beautifully landscaped property. The number of details, inclusions, and extras is too many to list. Explore the opportunity while hearing about features such as the 400-amp underground electricity infrastructure valued at \$86,000. Walk the treated marine-certified wood boardwalks to the lodge and check out all the cozy fixtures in each cabin to keep guests comfortable. The prospect is exciting with such a turnkey operation and the potential to promote other avenues of business such as corporate retreats, wedding venues, horseback rides, or a guest ranch.



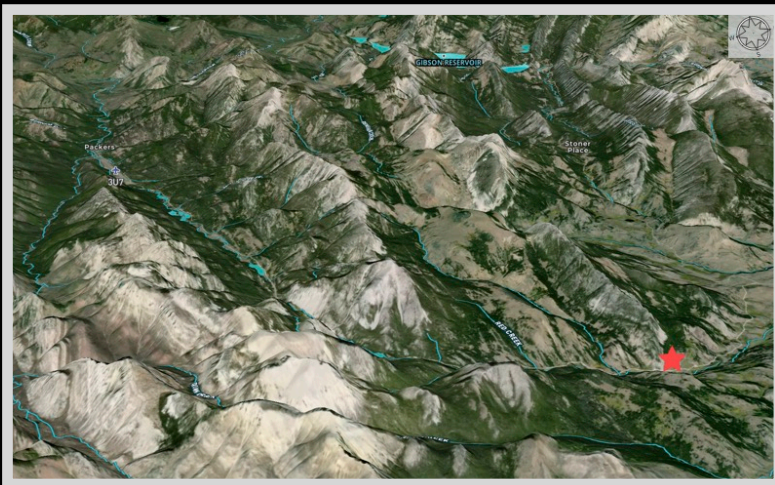
(Exec. Summary Cont.)

The Big Sky is home to big game like elk, mule, and white-tailed deer that can all be booked to hunt with this business opportunity. A game range of 3,400 herd of elk is held in these mountains. Montana's best highlights can be experienced here just 18 miles west of Augusta. Take a deep breath in and imagine that fragrant pine aroma and the tantalizing brisk mountain air. Escape to nature. Can it get any better than living in such an enchanting place and sharing it with others as your career? Are you ready to find out?

Local Area

For many Montanans, Augusta is the gateway to the rugged backcountry of the immense Bob Marshall Wilderness. The Bob Marshall is the fifth largest wilderness area in the US. The Bob Marshall Wilderness Complex made up of the Great Bear, Bob Marshall, and Scapegoat Wildernesses provides 1.5 million acres of the most completely preserved mountain ecosystems. The rugged peaks, alpine lakes, and grassy meadows allow hiking, camping, fishing, and hunting. For the locals, Augusta is known as the "Last Original Cow Town in the West." Its western flair feels nostalgic reminiscent of when Lewis and Clark traveled through this area and camped for several nights in early 1806. It also lies on the shortest route from Yellowstone National Park to Glacier National Park.

Aerial footage of mountains



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Area Attractions

Crown Mountain

Ascend this mountain to be rewarded with breathtaking views of the Haystack Butte, Scapegoat Plateau, and the eastern plains of Montana. Crown Mountain is an hour and forty minutes from Great Falls. Trail 270 will take you up to amazing places for a fun day hike.

Rocky Mountain Front

This portion of Montana has a greater diversity of fish and wildlife than any other state in the US. With protection from the altering contours of the land and ample food from the surrounding farm fields, wildlife and birds alike flourish making this area a coveted destination during the hunting and fishing seasons. The area provides year-long habitat for mule and white-tailed deer, elk, mountain goats, bighorn sheep, and antelope. In addition, other furbearers such as beaver, mink, muskrat, otter, weasel, badger, coyote, lynx, bobcat, and mountain lion can all be found within a 100-mile radius. White-tail and mule deer

maintain a healthy population here as it is a wintering destination for the species. Mule deer are often open-country deer offering those with farm ground or acres such as these a treasure trove of delicious tasting, large, beautiful bucks. Mule deer are not as shy as whitetails and are content with little cover or sparse brush. They have distinctive large ears that stick out like a big V against a hillside. However, these big bucks, ones with a 30-inch inside antler spread, are quite exciting to track and make for an enriching experience. They prefer rugged areas such as badlands and breaks. Glorious long walks through fields and up and down draws can reward you with a big mule deer buck. The drainages and foothills provide cover, coulees, and water for superb mule and white-tailed deer hunting. The area offers some of the

most prime bow hunting for white-tailed hunting in the entire state. The open country can also provide the added challenge of bagging the swift antelope. These speed goats are all over the countryside, so the challenge is waiting for your acceptance. There are also plenty of pheasants, Hungarian Partridge, Rough Grouse, Blue Grouse, and Spruce Grouse. Bird watchers can revel in seeing Calliopes, Rufus Hummingbirds, Bluebirds, Cassin Finch, Red Crossbill, Ferrungus Hawks, Pine Grosbeaks, and Western Tanager.



Stroll across the walking bridge

Creek Sentiments



Sun River Canyon

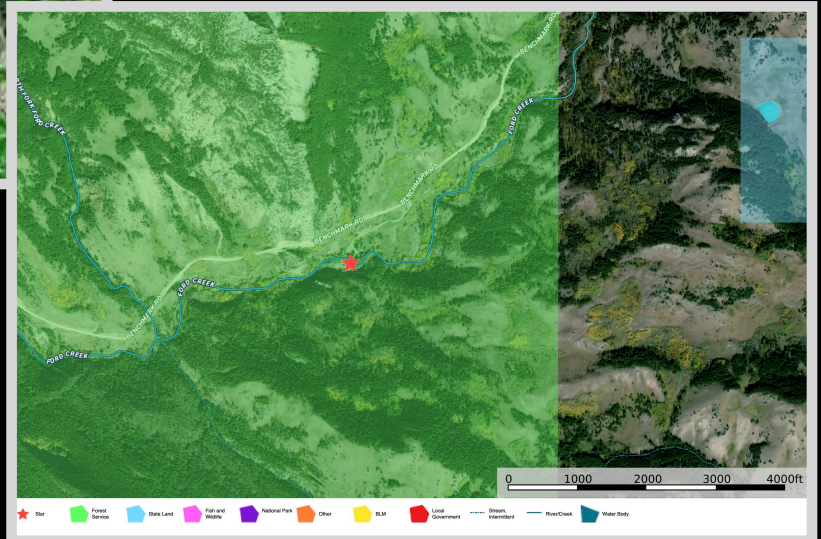
The Sun River Canyon is a recreational canyon full of rugged natural beauty. The same giant slabs of shifting and faulting rock created the canyon. Two dams, Gibson and Sun River, lie within miles of each other and create impressive white waters between them. The refreshing spray from the glacial waters mists the songbirds and the cottonwoods. The resounding sound of crashing horns of bighorn sheep colliding designates this area. Every November bighorn sheep rams from one of the largest herds gather to demonstrate their prowess and power. This area also offers hiking, camping, picnicking, and wildlife viewing.

Pull-outs serve as an opportunity to scan the meadows and hillsides for herds of elk and deer in the winter. As the heart of the chinook belt, the meadows here display some of the earliest wildflower blooms east of the Rockies. Complimented by radiant flowers of yellows, fuchsias, and violets, the Sun River Canyon is just as elegant as it is rugged.



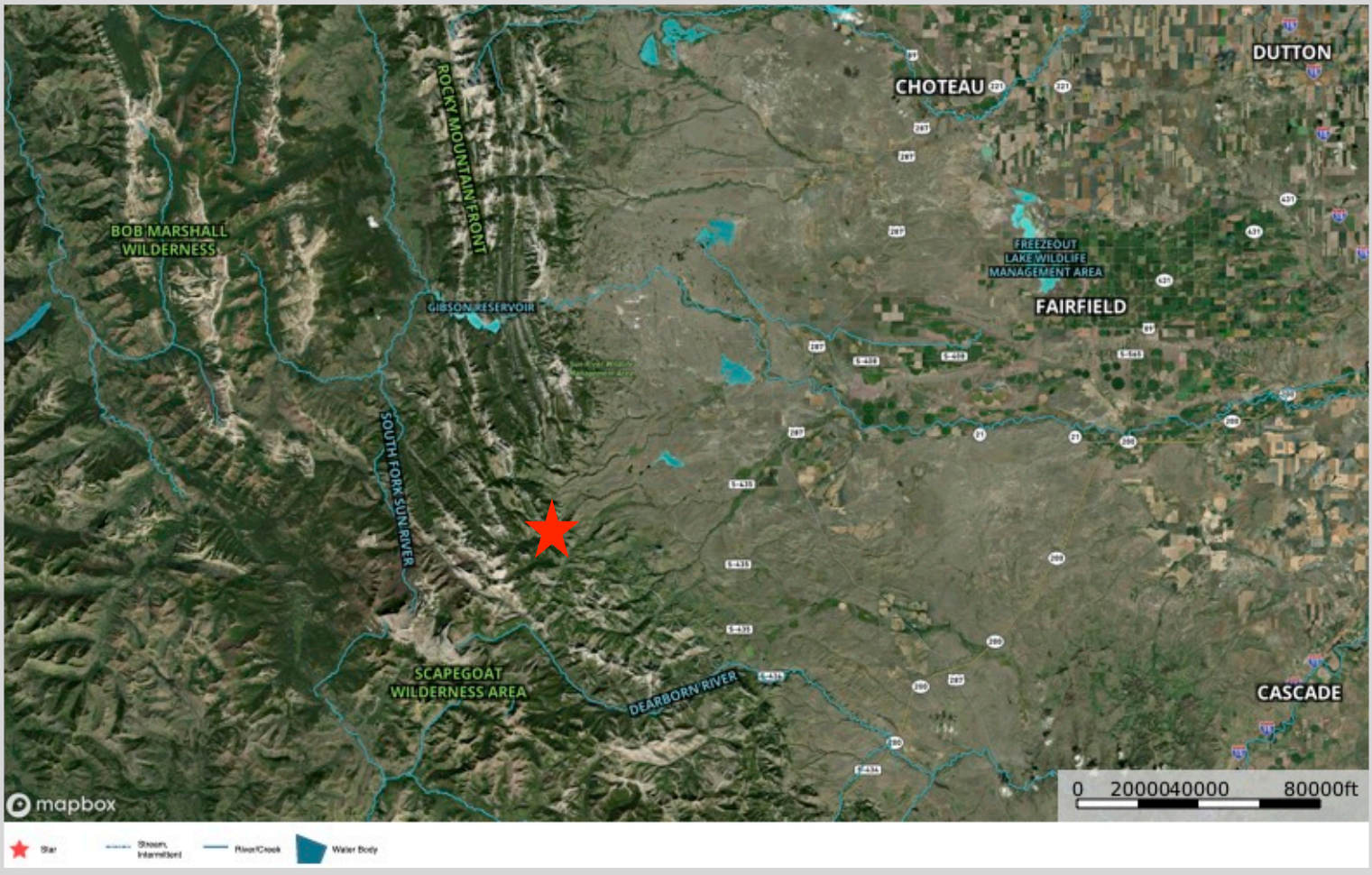
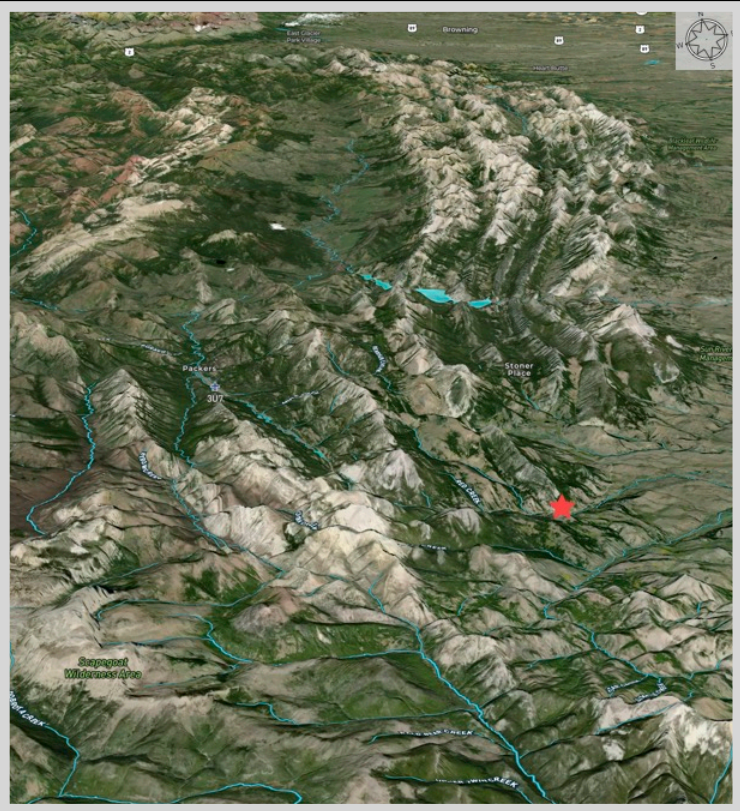
Glacier National Park

The coveted area nicknamed the “Crown of the Continent” for obvious reasons offers gems and views of gold in the state of Montana. With over 700 miles of trails through pristine forests, alpine meadows sprinkled with bright lovely wildflowers, rugged mountains, and spectacular sparkling lakes. Visit the historic chalets and lodges for a walk back in time or backpack, cycle, hike, or camp. While taking in the astounding sights of the glacier-carved peaks and valleys, set your binoculars on a diverse range of wildlife of bighorn sheep, mountain goats, deer, elk, and ptarmigan. This highway to heaven is a tough one to ever forget.



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Property Maps



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