

BEAR LODGE RESORT

Bear Lodge Resort is located in the Northern Big Horn Mountains, WYOMING



**PRICE
REDUCED
TO**

**Owners Say
"GET IT SOLD!"**

\$3,900,000

Elevation 8300

"There is no better place for outdoor-related businesses than Wyoming. The business climate, workforce, cost of living, and quality of life – not to mention our state's great beauty – make Wyoming a great option for new, existing and expanding businesses. The outdoor industry fits here perfectly, and we look forward to seeing it grow." Wyoming Governor Matt Mead

Bear Lodge Resort is a perfect year round destination property. Located about an hour's drive from Sheridan County Airport, Greybull and Lovell Wyoming and I-90 (Exit #9 Ranchester/Dayton). Two hours from Billings Montana and less than four hours from the Black Hills & Yellowstone. A variety of accommodations and the serene mountain setting makes this the ideal spot for family reunions and weddings. Bear Lodge is located on the ORV and snowmobile trail system. The area also features blue ribbon fishing.



Features: Three modern 2-level Log Duplex Cabins, Single Modern Loft Cabin, 2 Modern Owner/Management Cabins, 30 Guest Room Motel with Elevator, Indoor Pool, Bar, Restaurant, Meeting Rooms, Game Room, Fitness Center, and Gift Shop. 10 Rustic Cabins, 65 RV Spaces all with Summer Water and Electric, Laundromat, Large Maintenance 40 x 70 Building with Carpentry Shop, Snowmobile Shop with: Rentals, Repairs and Guided Tours. Fishing Pond, Gasoline Pumps. Employee Housing: 12 rooms with baths, 7 rooms with shared baths and employee laundry. Additional employee housing available. New well in 2017.

Bear Lodge provides access to these great outdoor recreation opportunities and attractions:

- ◆ Fishing
- ◆ Wildlife viewing
- ◆ Mountain biking
- ◆ Horseback trails
- ◆ Hunting
- ◆ Hiking
- ◆ Camping
- ◆ Snowmobiling
- ◆ Cross country skiing
- ◆ Snowboarding
- ◆ Weddings
- ◆ ATV riding & trails
- ◆ Medicine Wheel National Historic Site
- ◆ Big Horn Canyon National Recreation Area
- ◆ Antelope Butte Recreation Area
- ◆ Bucking Mule Falls
- ◆ Shell Creek Falls
- ◆ Sibley Lake



Serious inquiries only. 3% co-op offered to other licensees. MLS# 17-487

Bear Lodge Resort is located on 42.7 acres in the Bighorn National Forest under permit from the U.S. Forest Service.

Contact Bruce R. Burkhart at 307-751-7376 for more information

ABC REALTY COMPANY
SHERIDAN, WYOMING
www.abcrealtycompany.com

856 Coffeen Avenue * PO Box 5056 * Sheridan, WY 82801
(307) 674-7458 * Fax (307) 673-0288 * Toll Free 800-378-7458
www.abcrealtycompany.com ~~~ E-mail bruce@wyorei.com

