



Riverbend Angler Resort

FORT SMITH, MONTANA

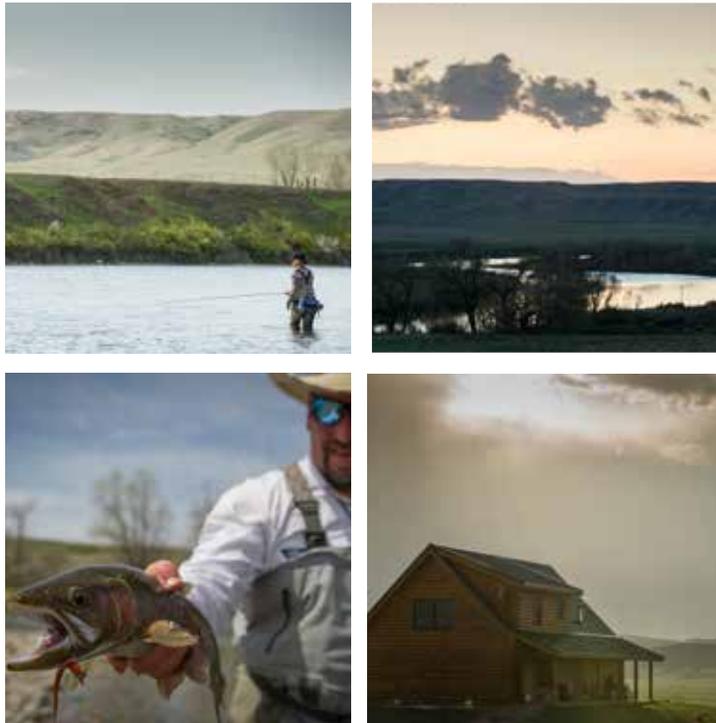
LIVE WATER
P R O P E R T I E S



HUNTING | RANCHING | FLY FISHING | CONSERVATION

Riverbend Angler Resort

FORT SMITH, MONTANA



Introduction

Riverbend Angler Resort sits on a ridge overlooking the first mile of the famed Bighorn River with two modern, custom-built log cabins, 40 acres of land and a coveted quarter mile of riverfront access. Riverfront property is rarely available anywhere on these serene first 13 miles, making this is an extremely finite purchase opportunity. The resort provides a place to relax and enjoy the beautiful landscape after a long day on the river. The surrounding area, which includes the breathtaking Bighorn Canyon National Recreation Area with ample opportunities for water sports on the expansive lake and camping in the seclusion of Montana wilderness.

Set in the Southeast corner of Montana, the town of Fort Smith is one of the county's premier trout fisheries. With spectacular views of the Bighorn River, Fort Smith is a place of prominence for those seeking world-class trout fishing, bird hunting and a relaxing escape. Conveniently located an hour and a half drive from Billings, MT, and an hour and a half drive from Sheridan, WY, the property offers the ideal location for a Montana fly fishing and hunting property.

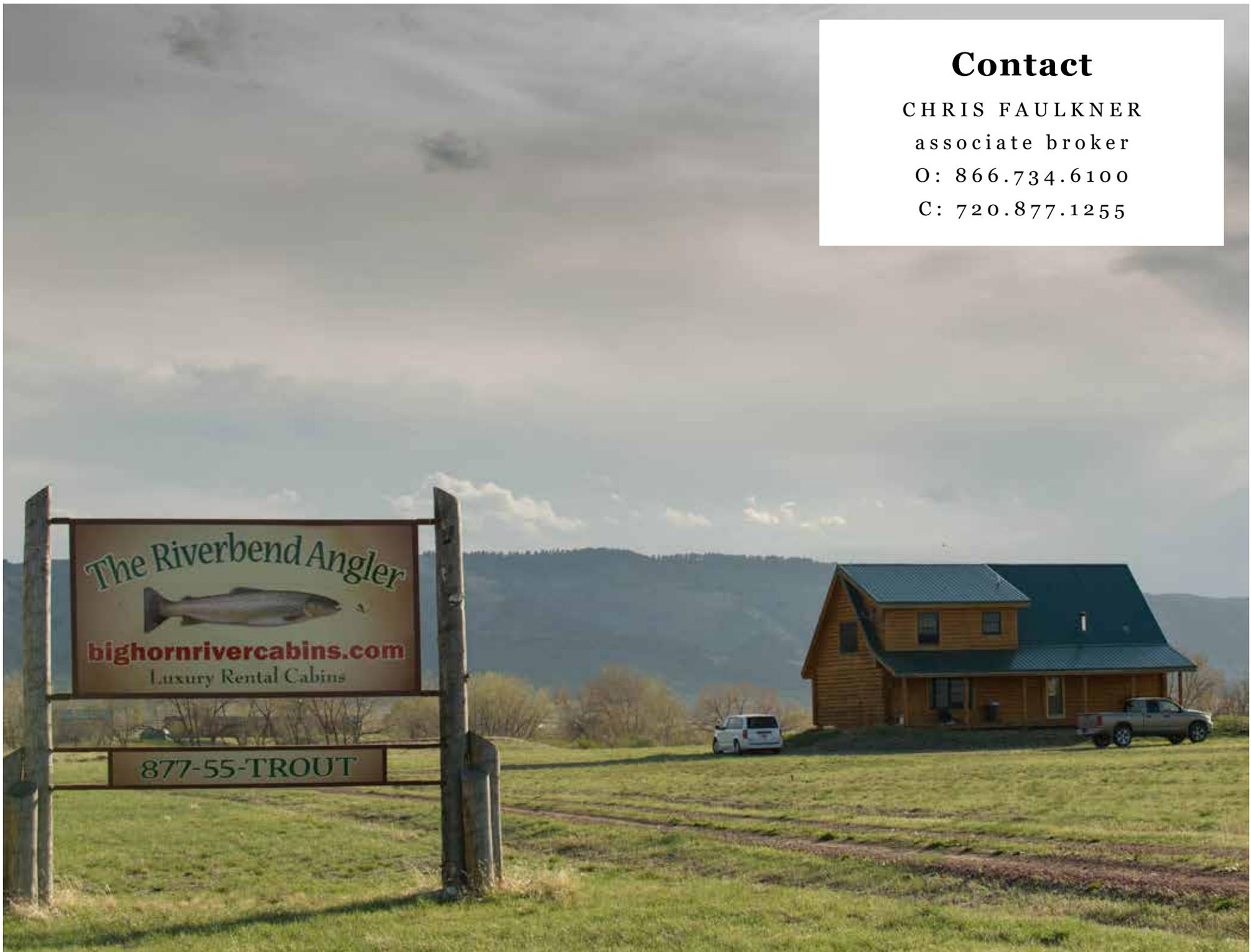
Contact

CHRIS FAULKNER

associate broker

O: 866.734.6100

C: 720.877.1255





Location & Area

The cabins are located about 1.5 miles outside of Fort Smith, which is at the base of the Pryor Mountains on a Crow Indian Reservation. Hardin, Montana, is a 35-minute drive and Billings, Montana, and Sheridan, Wyoming, are each an hour and a half drive from the property.

Fort Smith

In 1863, John Bozeman and John Jacobs scouted out a direct route from Virginia City, Montana, into central Wyoming. This route became known as the Bozeman Trail, which connected the Oregon Trail to Montana's gold rush territory. This route provided a more direct course and was more sufficiently watered than any previous trail into Montana.

Fort Smith was established on August 12, 1866, to protect immigrants traveling on the Bozeman Trail from attacks by the Sioux Indians. The Bozeman Trail crossed the Bighorn River 400 yards from the fort. Located near the present town of Fort Smith, all that remains of the site are low mounds and interesting stories.

Today Fort Smith is a charming, remote town with an economy that thrives from the area's world-class fishing and hunting. Fort Smith businesses offer fishing supplies, fishing trips, lodging, lunches, groceries, gasoline and souvenirs. Aside from the superb hunting and fishing, Fort Smith offers other forms of outdoor recreation including hiking, bike riding, bird and animal watching, boating and fishing on the Bighorn Lake. One can also drive about an hour to visit the Little Bighorn National Monument and see where Custer's "Last Stand" took place. There is an international airport in Billings, MT, and a commercial airport in Sheridan, WY. There is also a 3,837 foot, paved public airstrip at Fort Smith where daylight landings of private planes is permissible.





Improvements

- TWO LUXURY CABINS
 - BIGHORN RIVER VIEWS
 - FIREPLACE
 - AIR CONDITIONING

Riverbend Angler Resort offers two luxury cabins on the Bighorn River near Fort Smith, Montana, offering a wide range of activities from Montana's finest fly fishing to hunting to simply relaxing. Riverbend Angler Resort entails over 40 acres of private land and a quarter mile of Bighorn River frontage.

Each cabin is 2,000 sqft and includes three bedrooms and two full bathrooms. There is a furnace, fireplace and air conditioning. The living area has extremely comfortable leather furniture, reading lamps, fireplace, and a 50-inch plasma television with surround sound, DVD player and satellite TV. And again, not to mention the extraordinary view of the Bighorn River.





Cabin Details

- Each cabin is 2,000 sqft with three bedrooms and two full bathrooms.
- Each cabin is equipped with a furnace, fireplace and air conditioning.
- The kitchen, dining room and living room are combined into one great room with about 400 sqft of floor space. This room has 25 ft vaulted

- ceilings with glass spanning the entire gable end of the house, which overlooks the Bighorn River.
- The kitchen has all stainless steel appliances and concrete countertops.
- There is a telephone and a wireless internet connection in each cabin.
- The spacious wrap-around porches are ideal for a BBQ.
- There is a washer and dryer in each cabin.







The Bighorn River

Montana fly fishing is among the best in the world and Bighorn River fly fishing is the best in Montana. According to U.S. Fish & Game, the Bighorn River holds over 6,000 rainbow and brown trout per mile. When the Yellowtail Dam was constructed in 1965, it consequently made one of the best tailwater fisheries that one can find anywhere. The river is fed from penstocks, which reside 150 feet below the surface of the Bighorn Lake. Flows usually fall between 2,000 and 5,000 cubic feet per second (cfs). This provides the consistency in temperature and volume of the water that is needed for an optimal river ecosystem. The Bighorn River is known for its incredibly healthy plant and insect population, which generates huge quantities of fish. Brown trout average about 15 inches, while rainbow trout average around 16 inches. Estimates of about 6,000 – 8,000 trout per mile make the Bighorn River an angler's paradise.

The Bighorn River flows through a Crow Indian reservation and was closed to the general public in 1975. A Supreme Court decision reopened it in 1981. However, public access is limited to three points on the upper 13 miles of the river: Afterbay, 3 mile (Lind Ranch) and 13 mile (Bighorn Access). Fish can be caught from the boat at any area on the river, but the boats are primarily used for transportation. Most anglers float to the best fishing spots on the river, then come ashore and wade fish. The Bighorn flows through an open and isolated landscape. Few trees are found in this region of Montana, but the area surrounding the river has abundant foliage. There is a sparse cottonwood forest spanning the entire 13-mile stretch mixed in with small cliffs. The Pryor and Bighorn Mountains make a beautiful backdrop in the distance to the south and west. The Bighorn River experience is an angler's dream, and it never disappoints.



The Bighorn Lake

The Bighorn Lake is 12 miles from Riverbend Angler Resort. The Lake stretches for 70 miles all the way to Wyoming. Fishing, boating, water-skiing, swimming, hiking and camping are all popular in this area that spans 120,000 + acres.

The Bighorn Lake extends over 70 miles from Fort Smith into Wyoming. It was created in 1965, with the construction of the Yellowtail Dam. The dam provides electric power, water for irrigation, flood control, and recreation. The Bighorn Lake has a surface area of 5,574 acres, most of which meanders through the breathtaking Bighorn Canyon. Wildlife is abundant in the area. On any given day, you might see coyotes, skunks, cottontails, wood rats, snakes, deer, bighorn sheep, beaver, porcupine, mountain lions, bear, elk and over 200 species of birds.

Summary

- Located 1.5 miles outside of Fort Smith, Montana
 - 40 acres with a quarter mile of riverfront access on the first mile of the Bighorn River
 - Two identical 2,000 square foot luxury cabins on the ridge overlooking the river
 - World class trout fishing
- LISTING PRICE: \$1,700,000
TAXES in 2018: \$4,100

CONTACT

For more information please contact
Chris Faulkner at 720.877.1255 or
chris@livewaterproperties.com

LIVE WATER
P R O P E R T I E S



Notes:

1) This is an exclusive listing of Wilson & Wilson; Live Water Properties is acting in a marketing capacity in this transaction. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee.



Riverbend Angler Resort - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.