

# SCOTT WESTERN REALTY

MONTANA HOMES, FARMS AND RANCHES



## CHECKERBOARD INN

Nr MARTINSDALE, MONTANA

PRICED AT \$390,000



LISTING BROKER: **FRED SCOTT**

3630 VICKERY DRIVE

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SALES AGENT: **TIM ROGERS**

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## DESCRIPTION

Checkerboard Inn is a year-round resort business, possibly the oldest in the State and never previously offered for sale. Established and operating since 1946 in one of the great un-spoilt wildernesses of the Old Montana, Checkerboard is known to locals and those "in the know" as a real Sportsman's retreat.

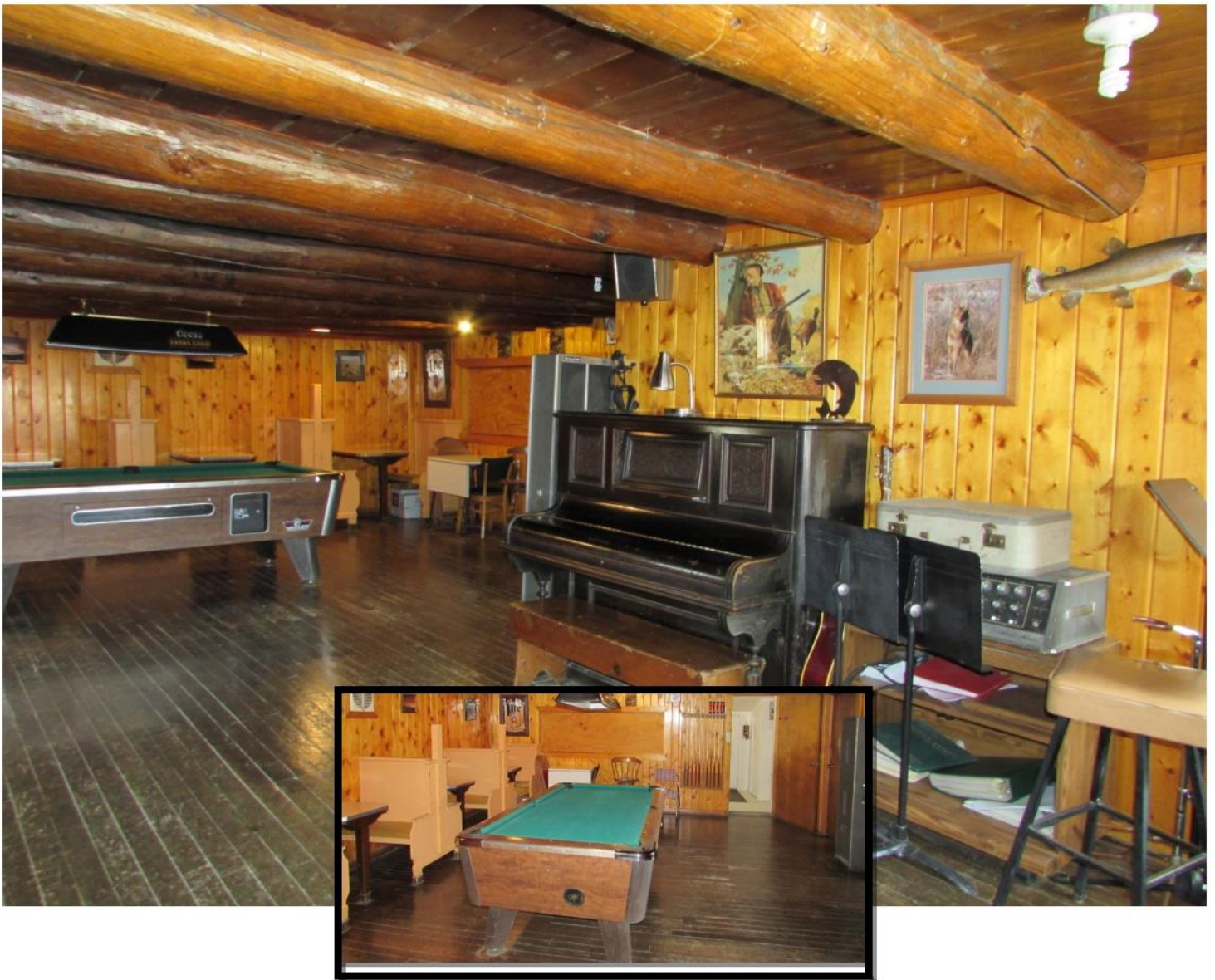
For appropriate buyers looking for a scenic hospitality investment, the appeal of Checkerboard will not be restricted to what it is now. The current long-term owners of have run a profitable business while deliberately keeping operations to a manageable level. However, the business offers many areas for substantial uplift. These could include the expansion of food and beverage options, either self-managed or sub contacted, and the refurbishment or building of further cabin and motel facilities. The real estate and business will be sold with benefit of a **full liquor license, gaming license, food purveyors license, tobacco license, gas license and pumps.**

Checkerboard is the only licensed bar in this area and provides the only commercially available gas on Highway 12 between Martindale and White Sulphur Springs, or within a 20 Mile radius.



## CHECKERBOARD INN FACILITIES

- ❑ Full bar with liquor license, food purveyors license and licensed casino.
- ❑ Entertainment hall with dance floor, booths and pool table.
- ❑ 2 bedroom on site Managers apartment.
- ❑ 7 Rustic cabins, 24 year-round trailer space license, 5 trailers on water and sewer.
- ❑ 5 Overnight camper spots with electric and access to wash house, restrooms and well.
- ❑ Fuel pumps (underground tanks are cement vaulted and EPA approved)
- ❑ Wash house with showers and restrooms.
- ❑ Public Highway signage.





# CHECKERBOARD INN & RESORT



## LOCATION:

**CHECKERBOARD RESORT: fishing, hunting, skiing, biking, and hiking.**

Public Access to the center of the most beautiful recreational lands & streams in Montana. Checkerboard Resort is surrounded by four spectacular mountain ranges—Little Belt Mountains, Castle Mountains, Crazy Mountains, and the 'Big Belts'. There are trails and roads leaving Checkerboard Resort in all directions to aid the vacationer in reaching these areas on foot, horseback, bicycle, ATV, or four wheel drive. Streams & reservoirs provide un-matched fishing for vigorous populations of brown trout, rainbow trout, and brook trout. And there are a multitude of these fisheries; not just one or two major streams starting virtually at the 'front door' of Checkerboard Resort.

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