

Healing Waters Lodge

TWIN BRIDGES, MONTANA

LIVE WATER
PROPERTIES



Hunting | Ranching | Fly Fishing | Conservation

Healing Waters Lodge

Twin Bridges, Montana
20 Acres | Listed at \$5,750,000



Contact

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The Orvis endorsed Healing Waters Lodge is widely recognized in the fly-fishing world as a premier western trout fishing lodge. Located in the heart of the Ruby Valley, Healing Waters is surrounded by the Tobacco Root, Ruby and Pioneer Mountain Ranges. The lodge is situated between the towns of Sheridan and Twin Bridges, Montana, surrounded by cattle ranches and nestled among cottonwood trees, offering stunning views in all directions. Healing Waters Lodge keeps a diverse fishing program rivaled by few operations. Benefitting from special use permits on the famous rivers including the Beaverhead, Big Hole, Jefferson, Madison and the Smith. The lodge also benefits from wading access agreements on streams like the Alder, the Ruby, and the Boulder. Additional access to private spring fed creeks and ponds continues to set Healing Waters Lodge apart from the competition. Known far and wide to have the most knowledgeable and seasoned guides in the industry as well as first class accommodations and fine cuisine, Healing Waters has built an impeccable reputation that is ripe to take over with the opportunity to create even more by the next owner.







Location

Healing Waters Lodge is a fly-fishing lodge, located in southwest Montana in the heart of the Ruby valley between the towns of Twin Bridges and Sheridan and approximately 28 miles north of Dillon. The lodge is literally surrounded by mountain ranges, conservation minded landowners, and prolific trout habitat that includes spring creeks, streams, and rivers such as the Beaverhead, Big Hole, Jefferson, Madison, and Ruby.

The lodge is accessed via the county-maintained road, Tuke Lane, a short 5 mile drive from downtown Twin Bridges. Twin Bridges is the quiet charming MT town, providing all the local services one would expect. For private air service, a full service FBO is available at the Ruby Field 5 miles from the lodge while commercial air service is available in both Bozeman (84 miles) and Butte (45 miles).



Improvements- Lodge Parcel

Healing Water Lodge is ideally situated on approximately 20 deeded acres. These lands are rich in trees, water, and big mountain views. The lodge sits on two separately deeded parcels. Madison County records report the west parcel measures 14.82 acres while the east parcel measures 5.68 acres. The western parcel or “lodge parcel” is home to the original lodge building, fly shop, dining hall, exercise room, outdoor hot tub, casting pond and nine guest suites.





Commercial Kitchen



Dining Room



Dining Hall and Sun Room



Casting Pond



Improvements- Home Parcel

The eastern parcel or “home parcel” is home to a beautiful four-bedroom, three-and-a-half-bathroom home, which has been completely updated and exudes the finest finishes including a gourmet kitchen with quartz countertops, hardwood floors, custom cabinetry and luxurious bathrooms. This 3,486 sqft home could be utilized as an owner’s retreat, a manager’s home, or a premium offering for lodge guests. Also present on the home parcel is “The Barn”, which houses two separate guest suites, the Upper Ruby and the Lower Ruby. These suites have been favorites for guests who appreciate a private setting in the cottonwood trees.

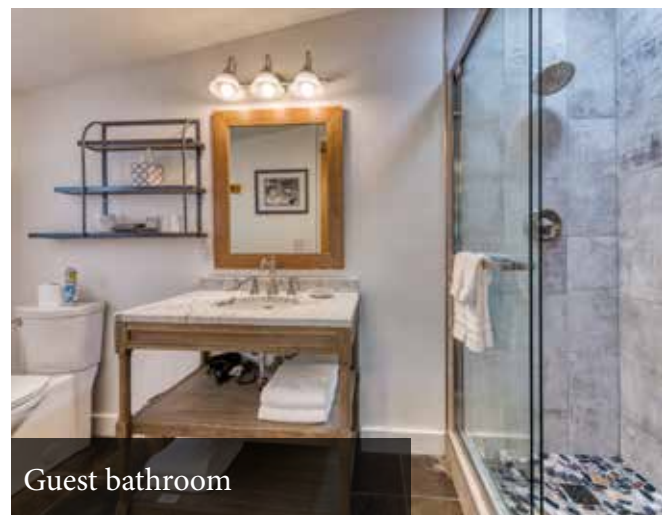


Summary of Guest Rooms

- **Rookery:** Large second floor guest room in the original lodge building with two queen-sized beds, private bathroom with a tub and separate walk-in shower, dry sauna, and balcony.
- **Heritage:** Ground floor, pond side room with covered patio, one king-sized bed and private bathroom with walk in shower.
- **Lilly:** Named after original owners, Greg and Janet Lilly, this guest room reflects some of their personal interests. Ground floor, pond side with a covered patio, two queen-sized beds and private bathroom with a walk-in shower.
- **Granny Yates:** Named after Greg Lilly's pioneer Grandmother. Ground floor, pond side room with a patio, two queen-sized beds, private bathroom with a walk-in shower.
- **Chief Joseph (In-mut-too-yah-lat-lat):** Named for the leader of the Wal-lam-wat-kain band of the Nez Perce tribe. This large ground floor accommodation has a small patio and is adjacent to the hot tub area, two queen-sized beds and private bathroom with a walk-in shower.
- **Henry Plummer:** Named for prospector, lawman and outlaw who was briefly elected sheriff of Bannack, Montana in 1863. Ground floor room with a valley view of the Ruby Mountain range, covered patio, two queen-sized beds and private bathroom with a walk-in shower.
- **Franz Pott:** Named for Missoula wig-maker and famous fly-tier during the mid-1920's. Second floor room above Henry Plummer with valley view of the Ruby Mountain Range, a large deck, two queen-sized beds, private bathroom with a walk-in shower.
- **Grayling:** Ground floor room named after Montana's Arctic Grayling inhabiting the Big Hole River. Valley view of the Ruby Mountain Range with a covered patio, two queen-sized beds, private bathroom with a walk-in shower.
- **Bitterroot:** Second floor room above Grayling, named after the culturally significant plant to the Flathead, Kootenai, Nez Perce, Paiute, Shoshoni tribes. This room has a view of the Ruby Mountain range, a large deck, two queen-sized beds, private bathroom with a walk-in shower.
- **Upper Ruby:** Built in 2019, this second floor guest room has a deck with view of Ruby Mountain, two queen-sized beds, private bathroom with walk-in shower, dinette, stove top, microwave, refrigerator, kitchen sink.
- **Lower Ruby:** Built in 2020, this ground floor guest room below the Upper Ruby room is equipped with two queen-sized beds and private bathroom with a walk-in shower, coffee pot, and small refrigerator.



Guest bedroom



Guest bathroom



The Rookery

All buildings are on a regular maintenance schedule and in excellent condition with no deferred maintenance. The current owners, Mike, and Laura Geary, exude a tremendous pride of ownership, which is immediately evident upon visiting Healing Waters Lodge. No detail has been overlooked.



Dining Hall, Sun Room
& Commercial Kitchen

Fly Shop & Laundry Facility

4-Plex Guest Suites

Original Lodge
& Guest Suites





The Business

The Healing Waters Lodge and all assets of the outfitting business, Lewis and Clark Expeditions are included in this offering. The assets and inventory are extensive and include: special use permits, furniture, equipment, vehicles, boats, trailers, fly shop inventory and a beer & wine license. A complete inventory list will be made available to qualified Buyers, upon the execution of an NDA. Three years of financials, including Profit and Loss Statements as well as Balance Sheets, will also be made available to qualified Buyers.



Special Use River Permits to Transfer

It would be remiss not to mention with special emphasis, the value and exclusivity of the Smith River portion of this offering. Lewis and Clark Expeditions holds the most commercial outfitter permits and has over 25 years of experience running 5 day/four night trips on the Smith. The Smith River is centrally located in Montana, beginning in the Castle Mountains flowing northwest where it eventually joins the Missouri River approximately 10 miles south of Great Falls. A fifty-nine-mile section of the Smith River corridor is designated as a state park under the management of Montana Fish, Wildlife and Parks. Permits are required to float this most coveted section of the river in order to preserve and protect this significant resource. Smith River trips are in high demand and are booked well in advance; these permits are highly sought after, and Lewis and Clark Expeditions routinely receives unsolicited offers from other outfitters looking to expand their permit base.

- 217 Big Hole River Service Days
- 277 Beaverhead River Service Days
- 26 Smith River Launches
- Special Use Madison River Permit (significant historical use)



Summary

It is with great pride that Live Water Properties brings Healing Waters Lodge to market. The opportunity to own a first-class fly-fishing lodge in the heart of Wild Trout country, Twin Bridges Montana, is not something we often see. Furthermore, with a book of exceptional Special use permits, strategic private water leases and excellent guide and hospitality staff, this opportunity is perfectly positioned for the new owners to hop in the rower's seat and "take the oars".

Property Details

Twin Bridges, Montana | 20 Acres
Listing Price: \$5,750,000

Taxes: \$22,569.57 in 2022

IMPROVEMENTS

Lodge Parcel:

- 11 guest suites
- Exercise room
- Outdoor hot tub
- Casting pond
- Fly shop
- Commercial Kitchen

Home Parcel:

- 3486 sqft owners four bedroom three and a half bathroom quarters

THE BUSINESS

- All assets of outfitting business are included in this offering
- Assets include: furniture, equipment, vehicles, boats, fly shop inventory, beer and wine license and special use permits

SPECIAL USE RIVER PERMITS TO TRANSFER:

- 217 Big Hole River Service Days
- 277 Beaverhead River Service Days
- 26 Smith River Launches
- Special Use Madison River Permit (significant historical use)



LOCATION

- Located in southwest Montana
- 28 miles north of Dillon, Montana

GETTING THERE

- Private air service is available at Ruby Field which is 5 miles from the lodge
- Commercial air service is available in both Bozeman (84 miles) and Butte (45 miles)

CONTACT

For more information please contact

Matt MacMillan at 307.413.3582

or matt@livewaterproperties.com

Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 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. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.



Healing Waters Lodge - Aerial Map

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



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Healing Waters Lodge - Location Map

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