

The Fort

3.25 Acres

Sweet Grass County, MT

\$6,950,000



HAYDEN  OUTDOORS.

The Fort

TOTAL ACRES:

3.25

PRICE:

\$6,950,000

COUNTY:

Sweet Grass County

CLOSEST TOWN:

Big Timber, MT

Presented by



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HAYDEN OUTDOORS.
REAL ESTATE





Property Summary

For the first time in 40 years this iconic business is now being offered, and Hayden Outdoors Real Estate is honored to represent, The Fort in Big Timber, Montana.



Activities & Amenities

Income Producing
Outbuilding/Barn/Shed/Shop

Land Details

Address: 228 Big Timber Loop, Big Timber, Montana 59011, USA

Closest Town: Big Timber

Total Acres: 3.25

Deeded Acres: 3.25

Include Business? Yes

Income Type: Retail

Estimated Taxes: \$2,025 - 14657

Source of lot size: Assessor/Tax Data

Building Details

Basement: Partial finished

Cooling Systems: Forced Air Cooling

Heating Systems: Forced Air



Land

The Fort is a welcoming convenience store located in the heart of Big Timber MT. Offering a variety of everyday essentials snacks and drinks it serves as a convenient stop for locals and travelers alike. With friendly service and a cozy atmosphere, The Fort is the perfect place to grab what you need on the go. The Fort sits on approximately 3.25 acres on the eastern edge of town. The property is hooked up to city water and sewer, three phase power, and it also has a dug well-used for irrigation of lawn. The main building consists of 11,000 SQ/FT of retail space, there is also a 50×50 shop, 28×48 shop, and 16×24 storage shed.

Fuel Storage:

- 1-10,000gal Diesel 60/40 split Red Dye and Premium gas.
- 1-10,000gal #2 Clear Diesel.
- 1-20,000gal no lead gas.

Pumps:

- 2- Red Dye Off Road Diesel east side.
- 3-Clear Diesel with one slave pump for trucker's east side.
- 1 -DEF (Diesel Exhaust Fluid) tank east side.
- 6-gas pumps on west side.
- 6-diesel pumps on westside.

The 50×50 shop has four overhead doors, water plumbed in with sink, Natural Gas heat, all finished with concrete floor. The 28×48 shop has two overhead doors, water plumbed in with bathroom, 10×12 walk in freezer, and Natural Gas heat. The 16×24 shed is used for storage and has the air compressor for public air.





General Operations

Montana's one stop shop. The Fort can get you down the road as they are a Sinclair Fuel Station with high flow diesel pumps and Tesla Charging. You will find a well-stocked convenience store and quick serve deli to fill you up. Thousands of firearms are the feature of our sporting good shop where you will find even the most uncommon current production ammunition. The anglers will find a well-stocked lure and tackle selection, live bait, and quality affordable gear. The fly fisherman will find they offer a great selection of quality, affordable flies and the gear to outfit you. They are a Montana Fish and Wildlife Licensing agent.

Amenities:

- 11,000SQ/FT of Retail Space.
- 12 Departments with 5 department managers: Groceries, Fuel, Beer, Tobacco, Deli, Guns, Sports & Ammo, Liquor, Hunting Licenses, Ice, Gifts, Paper & Magazines.
- 1-13 door cooler with many varieties of beer with walk in capabilities.
- 1-6 door cooler with soda and energy drinks.
- 1-4 door freezer for Ice-cream.
- 1-3 door frozen meal case.
- 1-6' deli warm case.
- 1-12' deli cold case.
- 2 isles of groceries and one isle of display products.





 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.





Region & Climate

Big Timber and the Sweet Grass County area enjoy the diversity of each season with a variety of weather phenomenon. The average annual precipitation is approximately 15 inches and comes in any form, from winter snowstorms to spring cloudbursts, and summer and fall rain showers.

The April through September precipitation amounts average 10.5 inches and the maximum temperature average is 75.26. Average minimum temperature for April through September is 44.15 degrees.

July and August are our warmest months with temperatures averaging in the high 80s and 90s. Big Timber boasts 286 days of sunshine each year.

History

The original fort was registered as a business in 1954 and purchased by the current owners in 1985. The Fort was originally a convenience store that happened to have a hand full of fuel pumps and a small restaurant in the back. After the purchase the business grew faster than the owners expected, so in the 90's they added the grocery and deli departments. The owners also incorporated a Montana State Liquor store and expanded the gun selection.

In 2010 the owners saw their biggest renovation. They updated public restrooms, expanded the fuel pumps with a large canopy and added more selection of fuel types. Inside the store they built on a new wing just for liquor sales and added a wine cellar with over 300 different wines to choose from. This shift gave them the necessary room for what is now the sporting goods department with huge selection of firearms to choose from.





Location

The owner is willing to help get the new buyers started. Inventory will be counted at closing and is separate from the asking price. All FF & E will convey. Personal equipment will not convey. Licensing will depend on buyer's record. For a private showing, please contact me to set up a time. Financials available upon request. All information is from 3rd parties or Sellers and is deemed reliable but is not guaranteed and may be subject to errors and omissions, all buyers and buyers' agents must independently verify all information to their satisfaction. Proof of financial funds or pre-approved letter from lender and a signed NDA prior to scheduling a tour.





BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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