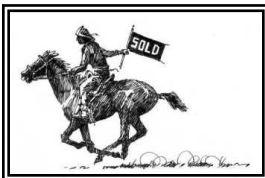

The Famous Oxen Yoke Inn Bar & Grill

Utica, Montana 59452



For additional details, contact:

SCOTT R. GROSSKOPF
Broker / Owner

Member—Landmark of Billings
1925 Grand Avenue, Ste. 144,
Billings, MT 59102

Office: (406) 248-3101
Cell: (406) 861-4558
Fax: (406) 248-1633

E-mail:
Scott@MontanaRanches.com



**11532 MT Hwy 541
Utica, MT 59452**

LOCATION: Corner of MT Hwy 541 and South Fork Road on the edge of the old west town of Utica, MT.

Area Features: This area is in the heart of Montana and all that Montana has to offer from endless outdoor recreational opportunities in the Lewis & Clark National Forest, fishing the Montana streams, camping, snowmobiling, hunting, and ATVs.

Utica, MT, is an old west town made famous by the late cowboy artist, C. M. Russell. Kid Russell started his cowboying days in the Judith Basin and stayed and frequented the establishments in and around Utica. This tradition is carried on within the Oxen Yoke Inn with his artwork throughout and his image on the cooler doors portraying the three stages of CMR's life.



The Oxen Yoke Inn is famous for the large 3/4 lb. burgers that are locally sourced. The Ox has many events throughout the year that bring visitors in from a far. July 3rd celebration fireworks before the 4th, dances throughout the year, Hay Days in September, and holiday parties.



IMPROVEMENTS:

- ♦ 1.38 Acres +/-
- ♦ Full bar, restaurant
- ♦ Outdoor covered pavilion—30' x 40'
- ♦ Pad for manufactured home (water, sewer, electric, and internet connections)

SALE INCLUDES THE FOLLOWING LICENSES:

- ♦ Food / Catering
- ♦ Liquor
- ♦ Gaming
- ♦ Tobacco

TAXES: \$1,409.44 for 2019.

TERMS: Cash to seller



PRICE: \$450,000

BROKER COMMENTS: Turn-key business opportunity—real estate, fixtures, inventory, tables, & chairs. (Some décor and mounts privately owned on loan.)



NOTICE: The information contained herein has been supplied by the owner to LANDMARK REALTORS and/or compiled by LANDMARK REALTORS from other sources believed to be reliable. All information contained herein is not guaranteed to be accurate, and the reader of this brochure should independently verify all such information, particularly the number of acres involved, the classifications of those acres, carrying capacity, estimates of production or yields, water rights, etc.