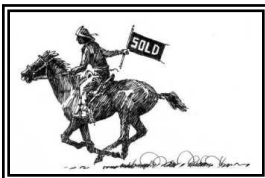

Tallboys Tavern

***122 Central Avenue
Hobson, MT 59452***



For additional details, contact:

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LOCATION: Tallboys Tavern is located in Hobson in the heart of Judith Basin County of Central Montana

AREA FEATURES: Hobson "Known as the Gateway to the Judith Basin" is known for immense outdoor recreational opportunities surrounded by several mountain ranges, clean air and water.

ELEVATION: 4,098'

ANNUAL PRECIPITATION: 14" - 16"

HISTORY: Tallboys Tavern was established in 2010. Located in the Historic Refurbished Murray Block Building. The building was the home of the Hobson Opera House. Then the home of First National Bank. Tallboys has converted the old bank vault into a cooler on the tavern side. The early 1970's the building was home to the Black Bull Bar & Steakhouse. Scenes from the movie "Thunderbolt & Lightfoot" starring Clint Eastwood and Jeff Bridges were filmed on site.

FEATURES:

- ◆ Large Dining Room original maple floors, original refurbished tin ceiling panels



♦ Bar & Tavern Area:

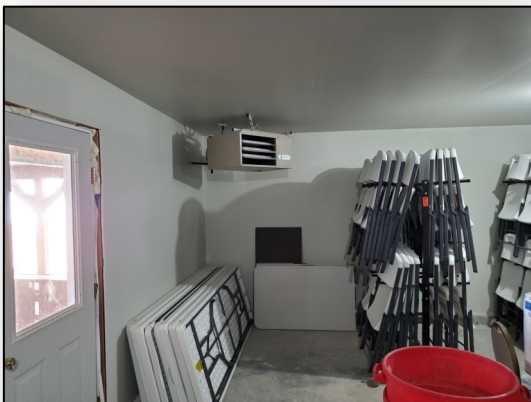
- Large bar area with seating
- Custom Pole tables
- Pool table
- Separate gaming area
- Bank vault beer cooler
- Original refurbished tin ceiling panels



- ◆ Large Dining Room Outdoor covered pavilion



- ◆ Storage area off of pavilion



- ◆ A+ Rated Kitchen—all equipment will convey



- ◆ Private office
- ◆ Separate employee bathroom



- ♦ Main Floor—Tavern, Dining Room, Kitchen
- ♦ Second Floor—theater area (storage)
- ♦ Third Floor—partial, storage
- ♦ Full Basement

- ♦ Public sewer
- ♦ Water—well
- ♦ Gas forced air heat
- ♦ Central air
- ♦ Wheel chair accessible
- ♦ Security system
- ♦ Point of Sale System



LICENSES: liquor, gaming, food/catering, lottery.

TAXES: \$2,716.16 for 2020.

TERMS: Cash to Seller.

PRICE: \$1,100,000

BROKER COMMENTS: Tallboys Tavern located in the historic Murray Block Building of Hobson is Central Montana's Premier "Fancy, but not Fancy" dining experience. Proud of their Big Sky roots, the menu totes Certified Angus Burgers and Steaks. Top of the shelf facility and equipment, large pavilion, dining room, bar-lounge area, office space, and large storage room. Everything conveys—real estate, food, liquor, and gaming licenses. A very well-established business with room and the equipment for growth.

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.