

Camp Ponderosa

Commercial Leasing Opportunity

- Serenity
- Privacy
- Accessibility



Camp Ponderosa lies in the beautiful Swan Valley, surrounded by hiking trails, hunting and fishing opportunities, camping areas, and many other outdoor recreation activities. The camp is within the chain of alpine lakes that form the Seeley Swan region.



This unique lease property is surrounded by Montana DNRC lands, and allows for a wide range of recreation opportunities. Licensing on surrounding lands is also available to expand recreational activities.



With Swan Lake just 12 miles North and Holland Lake 22 miles South, water activities are abundant. There are small general stores, gas stations, a Post Office, motels, bars, a public landing strip and dining options all within 25 miles.

The camp is located about 50 miles from Kalispell where an international airport, hospital, and many shopping opportunities are conveniently located. This property is located along a Mt Highway 83 and is accessible year-round.



Camp Ponderosa
Commercial Leasing Opportunity
34925 MT HWY 83 Swan Lake MT 59911





The Main Lodge contains a common area/ lobby with a massive fireplace, and, dormitory style sleeping for about 40 people. The area can also be partitioned for privacy. There are bathrooms and showers as well. In the lower level of the lodge there is a gym and basketball court.



On site is a full waste water treatment plant, and the electricity is supplied by a local utility company. Phone and internet are also available from a local utility as well.

There is a large maintenance and repair shop on site as well as 8 RV camping sites.

Questions?

Please contact: Nick Aschenwald

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or

Email: naschenwald@mt.gov

The administration building has 3 bathrooms and a shower room. There are multiple private rooms for sleeping quarters or office space and 2 common area rooms for group meetings, game rooms or a multitude of other uses.

The kitchen and attached dining hall will accommodate 80-100 people seated. The kitchen has a lot of potential.



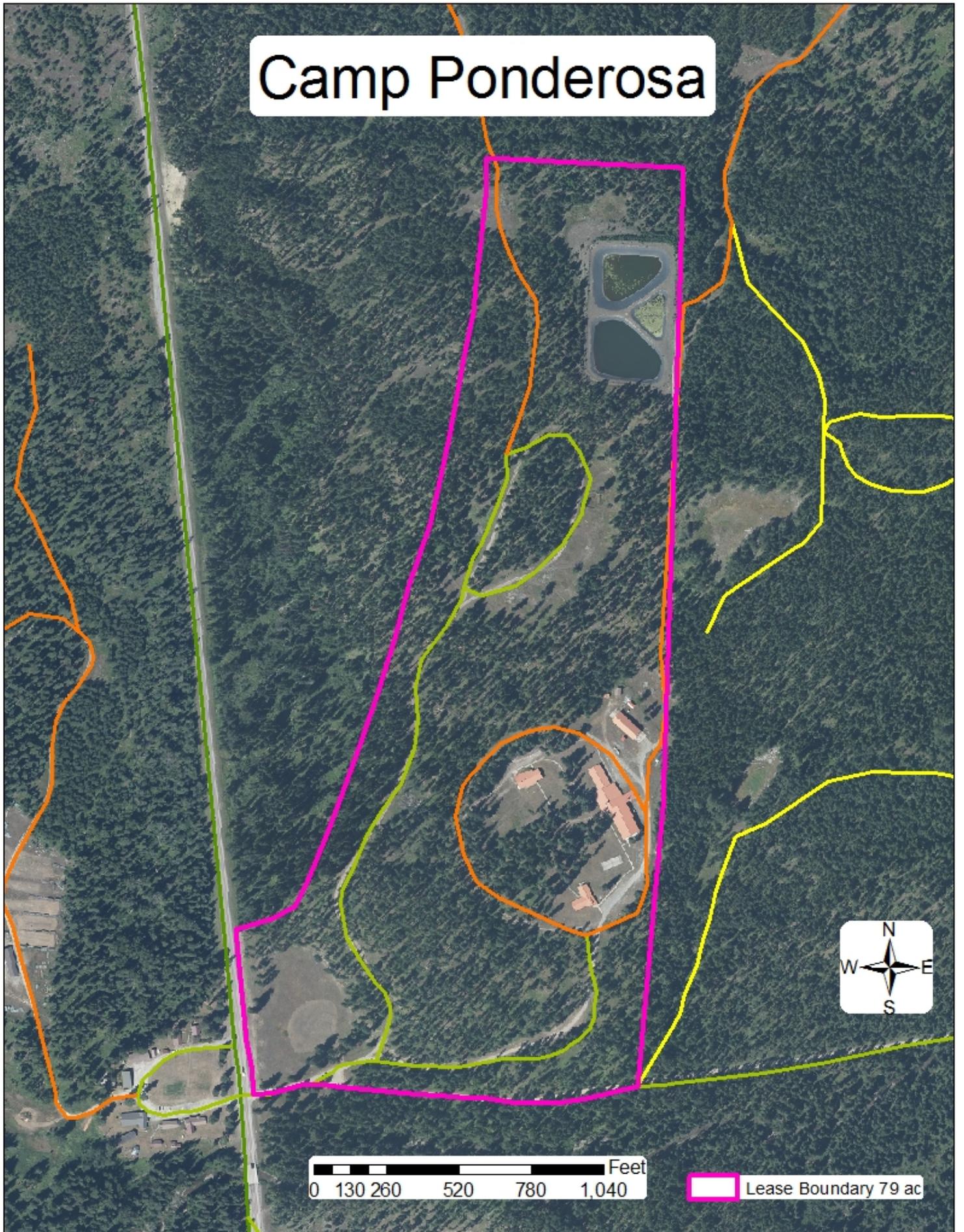
This property is a Montana Dept. of Natural Resources and Conservation (DNRC) lease, for up to 79 acres of land. Ownership of the buildings (improvements) will be transferred to the lessee upon approved lease proposal.

The DNRC has prepared some incentives for a potential lessee:

- Consideration of proposals for short term reduced lease fee to help with startup costs.
- Opportunity for off lease licenses for commercial recreation business.



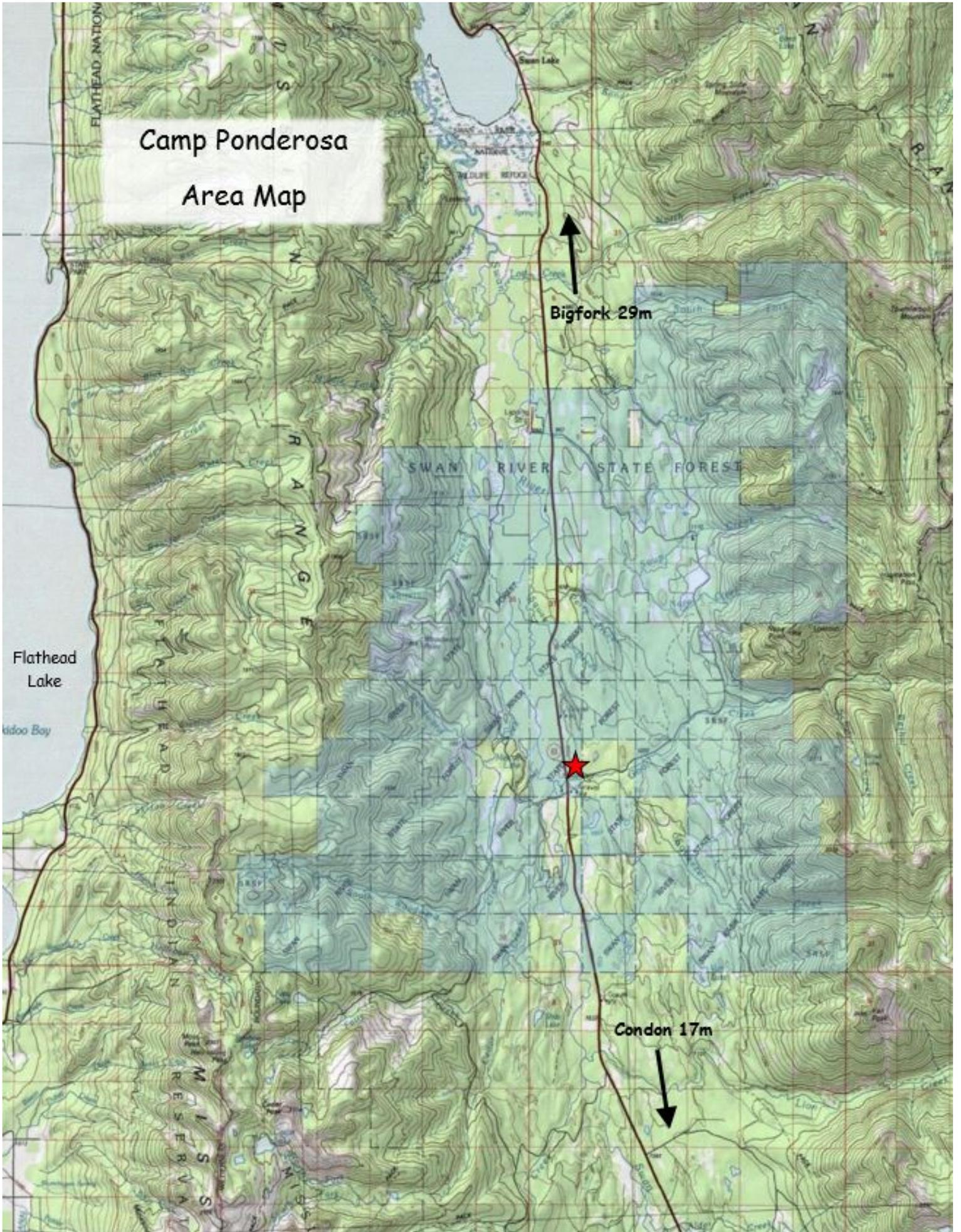
Camp Ponderosa



0 130 260 520 780 1,040 Feet

Lease Boundary 79 ac

Camp Ponderosa
Area Map



Bigfork 29m

Condon 17m

Flathead
Lake

Kidoo Bay

FLATHEAD NATION

FLATHEAD
RESERVATION

SWAN RIVER STATE FOREST

RAMSGATE

RA