

# CORDER

AND ASSOCIATES, LLC



## *Ray's Migi Mart & Cattle Country Casino*

1504 Highway St. E, Harlowton, MT 59036

*Offered at \$2,500,000*

*Presented  
Exclusively by*  
**Staci Corder,  
Owner/Broker**



*Presented  
Exclusively by*  
**Aaron Carroll,  
REALTOR®**



EXCLUSIVE PARTNER OF



406-799-5908 cell  
Staci@Corderland.com

406-941-2495 cell  
Aaron@Corderland.com



# Property Information

**Lot Size:** 5.883 acres

**Taxes:** \$6,556.00 (2022)

**Legal:** S23, T08 N, R15 E, C.O.S. 85227, TRACT 2A-1

**Water/Sewer:** City

**Year Built:** 1984

**Square Footage:** 7,000

**HVAC:** Gas forced air; Central A/C

**Current Contracts/Leases:** Conoco; Century Gaming (machines are leased)

**Licenses:** Full liquor, Gaming, Cigarette sales

## Executive Summary

At the junction of Highway 12 and Highway 191, Ray's Migi Mart and Cattle Country Casino provide a place for travelers passing through an opportunity to stretch their legs, use the facilities, and grab a snack while fueling up! Ray's is a staple point for people traveling to and fro as it lies in the heart of the Big Sky State in Harlowton. The convenience store, fuel pumps, and casino occupy a 5.883-acre parcel with ample parking and turn-around space for bigger rigs. The four fuel dispensers have been upgraded in the last 5-6 years, and there are three 8,000-gallon storage tanks for fuel. Sellers currently hold a contract with Conoco and lease gaming machines from Century Gaming. The convenience store offers groceries, refreshing hot and cold beverages, and memorable souvenirs. The retail area consists of approximately 7,000 square feet and was once utilized as a western wear store. In addition, two offices are in the upstairs area with a bathroom to accommodate any business that fills the space. The Cattle Country Casino has hot gaming machines and cold drinks for the weary traveler or the thirsty farmer or rancher looking to relax after a long day's work. This turn-key business has been managed skillfully as the profit and loss statements will show. Since 1984, the establishment has resolutely served the community of Harlowton, visitors, hunters, anglers, and travelers. May the profitable tradition continue with new owners that are sure to be remembered as the meeting/resting



point of any road trip in Montana!



*Tour this property virtually!*

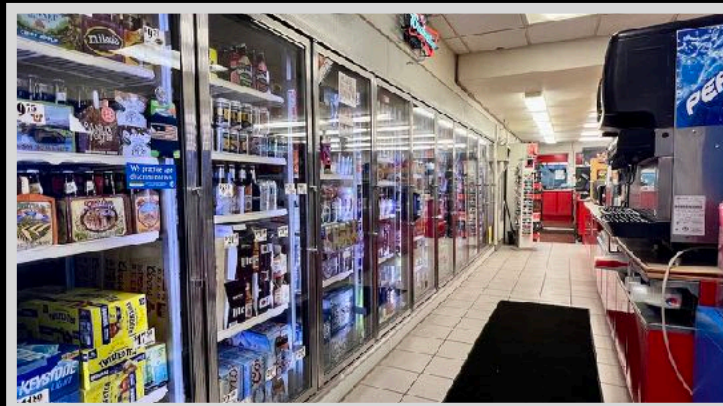
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## *Local Area*

Harlowton, Montana is home to the largest wind farm in the state. Additionally, Harlowton is the county seat of Wheatland County and lies among the three mountain ranges of the Crazy, the Little Belt, and the Big Snowy Mountains. The area is part of the Lewis and Clark National Forest where hunting and fishing opportunities are abundant. Agriculture remains the predominant industry in the economy where the main products are wheat, barley, oats, hay, cattle, sheep, and honey. The Musselshell River flows through the town. Billings, Montana is 92 miles from Harlowton.



## *Area Attractions*

### **Deadman's Basin Reservoir**

Deadman's Basin Reservoir is 20 miles from Harlowton and is 1,849 acres in size. At 3,892 feet in elevation, the reservoir is stocked with Rainbow Trout each year. The reservoir also provides good fishing for Brown Trout, Smallmouth Bass, and Whitefish. It is also popular for winter ice fishing.

### **Little Belt Mountains**

The Little Belt Mountains are a section of the rugged Rocky Mountains. They lie mostly in the Lewis and Clark National Forest. The unspoiled nature is used for logging and recreation. The mountains have been mined for silver since the 1880s and for sapphires since 1896. The famous Yogo sapphire is mined near Yogo Creek. The highest peak of the range is Big Baldy Mountain towering at 9,175 feet. Ponderosa pines and Douglas-firs predominantly fill the forest providing cover for black bear, elk, white-tailed, and mule deer. Rifle and archery hunting is excellent, and during the fall, hunter's orange can be spotted trekking up the trails. The hum of motorized vehicles can often be heard as it is a popular sport here as well.



*Little Belt Mountains*



## Crazy Mountains

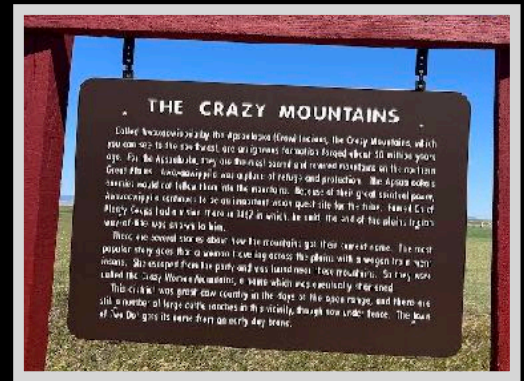
The Crazy Mountains are the most prominent in Montana located northwest of Big Timber, Montana. The island range is approximately 30 miles by 15 miles in size and climbs to 7,000 feet in a dramatic transition from prairie to peaks! The highest pinnacle in the range is Crazy Peak at 11,214 feet. Ice, wind, and water sculpted the saw-toothed ridges and created more than 40 jewel-like lakes.



Musselshell River

## Musselshell River

The Musselshell River is a premier location for the catfish angler. Channel Catfish, Stone Cat, and Black Bullhead swim in these waters. Lack of access makes the river relatively peaceful and untapped. The average Channel Catfish is 6-7 pounds, and the best time to catch one of these whiskered fish is in the spring when they are headed upstream to spawn. Trout can be caught on the west side of Harlowton, and the catfish are best hooked toward the east side of town.



## Fishing Access Sites

Looking to wet a line and get out in the fresh air? The Harlowton Fishing Access Site consists of 5 acres with the Musselshell River and picnic areas. Other access sites include the Selkirk Fishing Access Site, the Highway Bridge 191 Access, and the Two Dot Road Access Site.

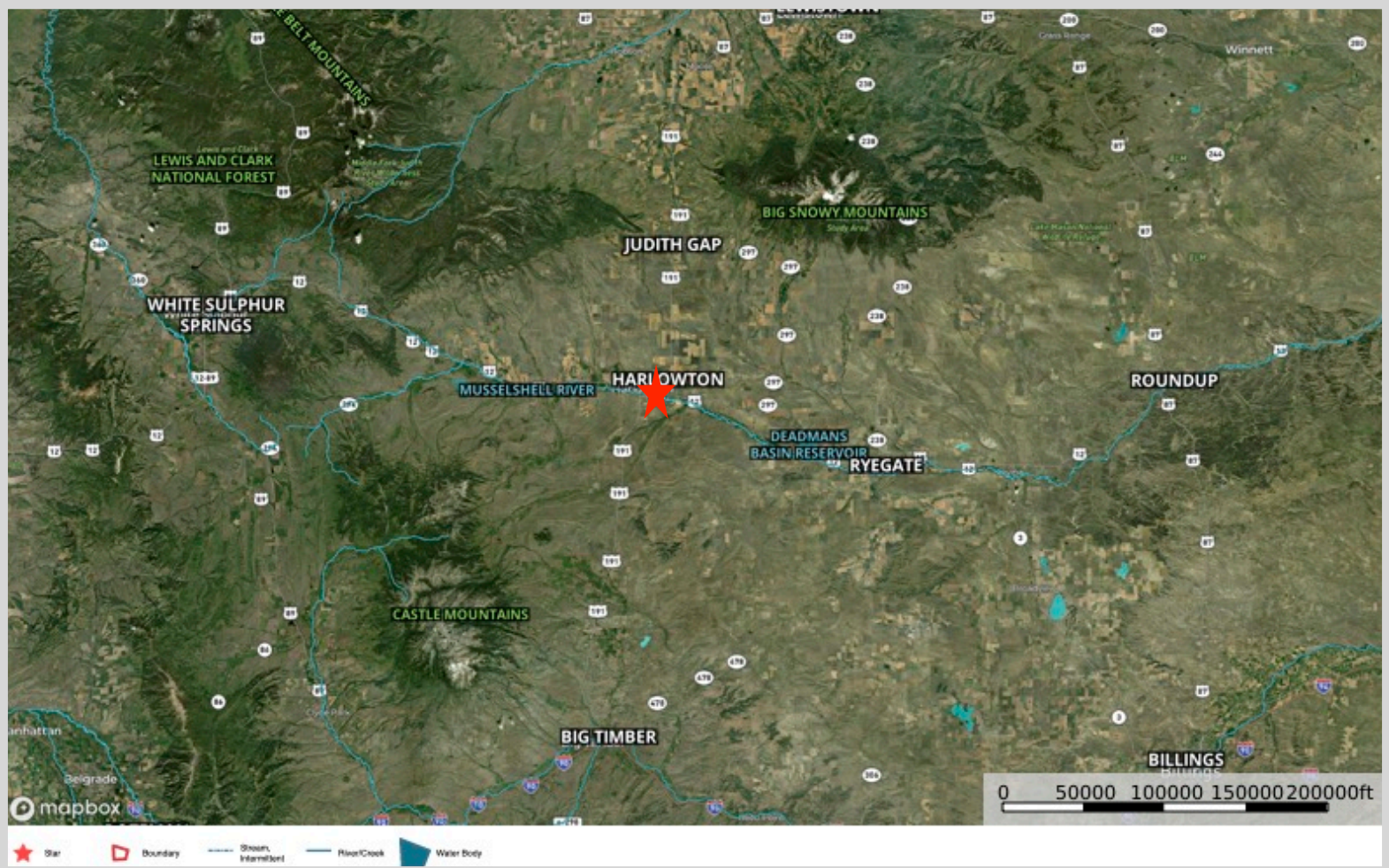
## Trails

Take a day trip and experience the great outdoors in the picturesque scenery. Hiking trails exist in the area to accommodate beginners and expert hikers. The Neil Connection Trail is 3 miles long and well-traversed by mountain bikers. The Haymaker Canyon Trail drops down into the Haymaker Canyon and crosses several creeks. Take it up a notch and tackle the 13.5-mile East Fork Spring Creek Trail #608.





# Property Map



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