



Lost Heart Ranch & Lake Shore Lodge

McAllister, Montana | Just over 2,700 Acres | Three Distinct Components

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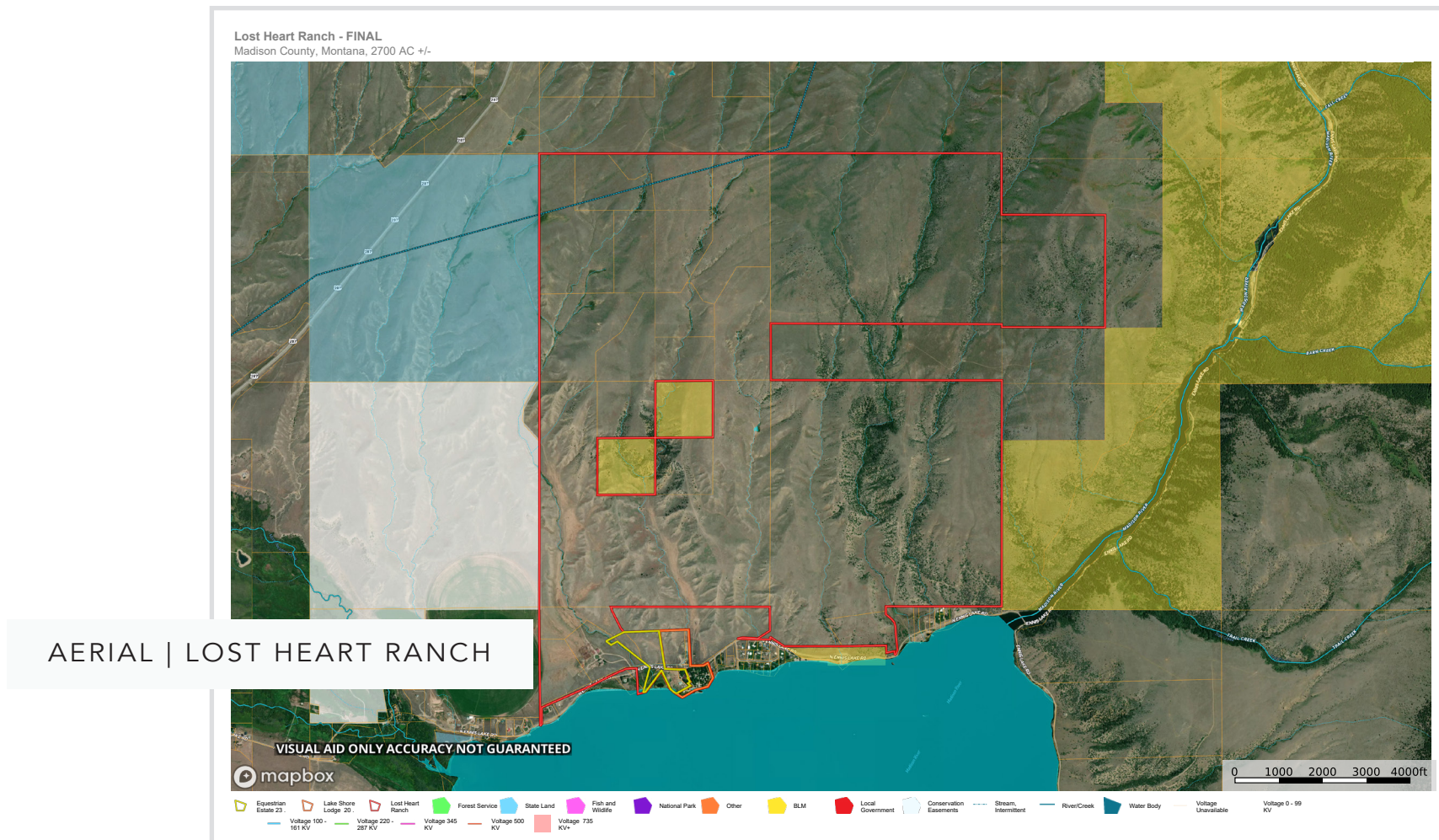
BENCHMARK
REAL ESTATE BROKERS

OVERVIEW

Located on the north shore of Ennis Lake in McAllister, Montana, this legacy property presents a rare opportunity to acquire just over 2,700 acres in one of Montana's most desirable valleys. The offering combines lake frontage, agricultural production, equestrian infrastructure, development potential, and a fully operational commercial component.

With panoramic views in every direction—Lone Peak to the east, the Centennial Mountains to the south, and the rugged Tobacco Root Mountains to the west—the property features diverse topography including productive pasture, riparian corridors, and juniper-covered hillsides.

Comprising three primary components—Lost Heart Ranch, Lake Shore Equestrian Estate, and Lake Shore Lodge—this property supports year-round ranching, recreation, and income generation, all just minutes from Ennis and under an hour to Bozeman.



LOST HEART RANCH (2,681.74± ACRES)

A working ranch with residential, livestock, and infrastructure elements in place, Lost Heart Ranch anchors the entire offering. It is subdivided into 45 legal parcels, offering potential for development, conservation, or generational use.

KEY FEATURES

2,500± SF 4-bed, 3-bath main residence (1994)

2,400± SF equipment shop with attached 2-bed, 1-bath residence (2004)

3,100± SF livestock barn

Property includes 45 legal parcels: nineteen 20-acre parcels, one 15-acre parcel, one 5-acre lot, plus 24 additional legal tracts.

1,400± feet of Ennis lake frontage

Spring-fed water, stock water rights, and varied terrain

Currently runs approximately 120 AUM

Suitable for grazing, residential development, or conservation easement

Exceptional views in all directions, including Lone Peak

Wildlife includes deer, antelope, and elk



RANCH HEADQUARTERS



CONSERVATION AND DEVELOPMENT

Property is not currently under easement. Consists of 19 twenty acre lots plus 26 additional platted legal descriptions.

WATER RIGHTS

All water rights owned by seller to convey with ranch at closing.

MINERAL RIGHTS

All mineral rights owned by Seller to convey to Buyer at closing.



PEAKS, LIVESTOCK, AND WILDLIFE



LOST HEART RANCH



LAKE SHORE EQUESTRIAN ESTATE (23.18± ACRES)



A rare, turnkey equestrian facility located on the lake, this component of the offering includes a fully developed luxury home and full horse infrastructure.

KEY FEATURES

6,344± SF main residence (4-bed, 4-bath + 1,080± SF basement)

Private pool and lake frontage

2,520± SF barn, horse sheds, round corral, and cross fencing

Prime location at the water's edge

Designed for high-functioning equestrian operations with private amenities



LAKE SHORE LODGE (20.24± ACRES)

lakeshorecabinsandcampground.com



The commercial asset of this property, Lake Shore Lodge offers a strong base for hospitality, storage, and lakefront access with expansion potential.

KEY FEATURES

42 full-service RV sites (50 amp)

Office/store, bathhouse with laundry

3 dry cabins and 3 additional four-season rental cabins

Room for employee housing

24-unit mini storage facility

Marina with 10 docks and seawall

2 drain fields and 7 holding tanks with room for expansion

Excellent potential for income generation or private estate repurposing



LAKE SHORE LODGE



LOST HEART RANCH & LAKE SHORE LODGE

AREA DETAILS & RECREATION

Ennis Big Sky Airport (KEKS): 7,600 x 100 foot paved runway for private and charter flights. Bozeman Yellowstone International Airport is just 55 miles (~1 hour).

From Ennis, you're about 80 miles (~1 hr 30 min) to Big Sky Resort and 72 miles (~1 hr 20 min) to Yellowstone National Park's west entrance. Bozeman Yellowstone International Airport is about 50 miles away (~1 hr).

The **Madison River** flows from Yellowstone National Park into Ennis Lake and is celebrated worldwide for its blue-ribbon fly fishing. Enjoy more recreation on nearby Hebgen Lake, and on the turquoise Cliff & Wade Lakes or Henry's Lake in Idaho.

The Madison Valley is surrounded by more than **3 million acres of public lands**, offering endless trails, wildlife, and wide-open country to explore.

The **town of Ennis** blends small-town western charm with modern amenities—restaurants, shops, schools, and services—while being only an hour from Bozeman.



SUMMARY

Located on the north shore of Ennis Lake in McAllister, Montana, this legacy property presents a rare opportunity to acquire just over 2,700 acres in one of Montana's most desirable valleys. The offering combines lake frontage, agricultural production, equestrian infrastructure, conservation or development potential, and a fully operational commercial component.

A working ranch with residential, livestock, and infrastructure elements in place, Lost Heart Ranch anchors the entire offering. It is subdivided into 45 legal parcels, making it a great candidate for a conservation easement, possible development, and generational use. Includes 2,500± SF 4-bed, 3-bath main residence (1994), 2,400± SF equipment shop with attached 2-bed, 1-bath residence (2004), 3,100± SF livestock barn, and 1,400± feet of Ennis lake frontage.

A rare, turnkey 23.18 acre equestrian facility located on the lake, this component of the offering includes a 6,344± SF luxury home with a pool and full horse infrastructure. The commercial asset of this property, Lake Shore Lodge offers a strong base for hospitality, storage, and lakefront access with expansion potential. Features 42 full-service RV sites (50 amp), office/store and bathhouse with laundry, 3 dry cabins and 4 additional rental cabins, employee housing on-site, marina with 10 docks and seawall.

With panoramic views in every direction—Lone Peak to the east, the Centennial Mountains to the south, and the rugged Tobacco Root Mountains to the west—the property features diverse topography including productive pasture, riparian corridors, and juniper-covered hillsides. Comprising three primary components—Lost Heart Ranch, Lake Shore Equestrian Estate, and Lake Shore Lodge—this property supports year-round ranching, recreation, and income generation, all just minutes from Ennis and under an hour to Bozeman.

Showing by appointment only.



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