

# 472 Acre Guest Ranch

5944 Trout Creek Rd  
\$2,890,000



## 5,000 sq ft Lodge plus Cabins, Stables, Outbuildings, Hayfields and More!

Nakiska Ranch located in the scenic Wells Grey Park area. 472 acre property under two titles about 29 kms from Clearwater. You have forests, pastures, residences, cabins, cottages, hay fields, trails, Visitors get to explore and create their own adventures. European visitors love this area. This property has a 5,000 plus sf home/lodge with rooms available to accommodate visitors, plus 7 cedar log cabins/cottages all with beds, bathrooms & small kitchens for those liking 100% privacy vacation. Contracts with several travel agencies from Canada & Europe with 12 year history. A Wilderness House located on 2nd property which is booked year round with a waiting list. All of this is serviced by a new water line installed in 2022 that draws from a creek on the property, and a new septic system installed in 2019. The ranch side has a barn, shop, 7 stall stables and other outbuildings to service the 50 or so cow-calf pairs and the hay business generates 600 round bales of hay. Approximately 300 acres are forested with trails that meander throughout the property. This is a unique property that offers great value in land and income! potential. NDA available upon request.

Area	Clearwater	Age	1992
Bedrooms	6	Taxes	3550
Bathrooms	5	Tax Year	2023
Lot Size	372	MLS#	174244
Floor Space	5182	Parking	9 Spaces, Garage (1 car), Open, Detached Garage/Shop, Addl Parking

To view interactive floor plans scan this QR code with your smart phone



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