

PREMIERE ESTATES
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LUXURY REAL ESTATE
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WORLDBID AUCTION

JUNE 23, 2026 NOON MT

WATCH VIDEO



555 & 561 TWIN BRIDGES ROAD

WHITEFISH, MT 59937

PREMIEREESTATES.COM



Set on 42 breathtaking acres, this exceptional equestrian estate offers a rare blend of rustic charm, income potential, and peaceful mountain living. At the heart of the property is a stunning timber-crafted residence, rich with character and warmth—perfect for unwinding after a day on the land.

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The timber-crafted residence blends inviting comfort with modern conveniences. Soaring vaulted ceilings and a striking stone fireplace create a warm, open atmosphere, while expansive mountain and meadow views bring the outdoors in. Ideal for tranquil everyday living or perfectly suited as a charming guest retreat.

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Rustic dining room with warm wood finishes and an inviting, cabin-inspired atmosphere—perfect for cozy meals and memorable gatherings.

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Inviting primary suite with rustic cabin character, featuring rich wood accents, a warm, tranquil ambiance, and a comfortable retreat to unwind at the end of the day.

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Custom-built chicken coop that combines charm and functionality—providing a secure, comfortable space for your flock while enhancing the property’s rustic appeal.



Custom-designed greenhouse offering the perfect environment for year-round growing, with ample light, efficient layout, and a charming addition for garden enthusiasts. It is built on raised railroad ties with six inches of pea gravel and raised walkway, deer fencing around garden area, water and power.

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Spacious 1,500 sq ft timber pavilion event center featuring an open-air design, sturdy wood construction, and a warm, inviting setting—ideal for hosting weddings, gatherings, and memorable celebrations. The pavilion has a huge stone fireplace and air conditioning. Approved for up to 60 events per year max 100 people.

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Enjoy year-round training in a state-of-the-art heated indoor arena, designed for comfort, performance, and consistent riding conditions in any season.

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The Indoor arena has newer office, 13 tack lockers, laundry room (washer and dryer included) bathroom, VIP room and announcers booth, 14 stalls with feed and water system.

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This barn has rubber mats throughout and a wash bay with hot and cold water and infrared warming lights. Also included is sophisticated horse water treadmill for equine rehabilitation.

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Three outdoor riding arenas and expansive pastures provide abundant space for training, riding, and turnout, while also supporting a strong business opportunity for lessons, boarding, clinics, or equestrian events.



A fully equipped shop provides everything needed for ongoing maintenance and operations, while additional outbuildings add valuable versatility—ideal for equipment storage, workspace expansion, or hobby use, with strong potential to support a variety of business ventures or on-site services.

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The shop has epoxy floor and 12k lb two post car lift and air compressor - 30x35 - sewer cleanout (RV connection) and separate septic tank (sewer cleanout stubbed for future bathroom).



Two 20 stall barns - 11x11 ft stalls



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Covered horse barn with well-appointed stalls, designed for both personal enjoyment and professional use. Ideal for recreational horse care, boarding, training programs, or other equestrian business opportunities, offering a functional and versatile setup for a variety of needs.

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The paddocks and fenced pastures



This is more than just a property—it's an entire way of life. Ideally suited for equestrian enthusiasts, event operators, or anyone seeking expansive open space and privacy, this exceptional estate offers a rare chance to own a true piece of Western paradise with endless potential for both enjoyment and enterprise.

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PROPERTY DETAILS

MAIN HOUSE

- 3 Bedrooms
- 4 Bathrooms
- 5,849 SF Living

EVENT PAVILION

- 1,500 SF

FEATURES

- 42-acre luxury equestrian estate
- Heated indoor riding arena
- Three outdoor riding arenas
- Dedicated wedding & event venue
- Vaulted ceilings throughout home
- Stone fireplace centerpiece
- Panoramic mountain & meadow views
- Gated private ranch entrance
- Heated two-car garage
- RV & boat parking
- Multiple barns & stables
- Tack room & corrals
- Greenhouse & chicken coop
- Fully equipped maintenance shop
- Water treadmill included
- Finished lower-level space
- Private well & septic



PROPERTY DETAILS

OUTBUILDING, PADDOCK AND STALL INFORMATION

- Log Pavilion – large event room with huge stone fireplace and air conditioning. Approved for up to 60 events per year max 100 people. (septic installed but not connected, add on kitchen/bath/bed possible, addition can be length of building out 28 ft) all furnishings from Wrights furniture may be negotiable
- Indoor heated riding arena with newer office, 13 tack lockers, laundry room (washer and dryer included) bathroom, VIP room and announcers booth, 14 stalls with feed and water system. This barn has rubber mats throughout and a wash bay with hot and cold water and infrared warming lights. Also included is sophisticated horse water treadmill for equine rehabilitation – equine spa and vibration system with infrared lights negotiable
- Hay barn – 150Dx30Wx24H with overhang 50x12
- Shop with epoxy floor and 12k lb two post car lift and air compressor – 30x35 – sewer cleanout (RV connection) and separate septic tank (sewer cleanout stubbed for future bathroom)
- Two 20 stall barns – 11x11 ft stalls
- Enclosed middle barn – 18 11x11 ft stalls, two tack rooms, roll up doors, rubber mats, two outside wash bays, heated auto water system in these stalls
- Log storage structure – previously used as office, 15x17
- Well pump house – custom with filtration system
- Green house – custom built on raised railroad ties with six inches of pea gravel and raised walkway, deer fencing around garden area, water and power
- Chicken coop with built in run – custom
- Large wood shed

ARENAS

- Round pen – custom wood with extra sections
- Two Hunter/Jumper arenas
- One roping arena

PROPERTY DETAILS

PADDOCKS AND FENCED PASTURES

- Ten – 50x180 with heated auto waterers
- Twenty – 60x12 with shelters and heated auto waterers
- 220x150 – with shelter and heated auto waterers
- 150x300 - with shelter and heated auto waterers
- 25x40 with two entrances, shelter and heated auto waterers
- Two 240x180 with large shelters and heated auto waterers
- 240x200 - with shelter and heated auto waterers

INFRASTRUCTURE ITEMS/UPGRADES

- Updated boiler in house
- On demand hot water
- Whole house water softener (owned)
- RO filtration in refrigerator and under sink
- Four utility meters (shop, indoor arena/barn, house and one at the driveway split (unused))
- Each meter has both RV and generator hookups
- RV parking and hookups for 5 vehicles by the shop (full hookups)
- Two fuel tanks (500gal regular and 500 diesel)
- New office structure attached to main barn
- All fencing along driveway
- Perimeter fencing
- Custom made wood round pen with extra sections

WORLDWID AUCTION

555 & 561 TWIN BRIDGES ROAD, WHITEFISH, MT 59937

STARTING BID: \$3,995,000 | PREVIOUSLY LISTED FOR: \$8,400,000

PRE AUCTION OFFERS DUE NOW THRU JUNE 2, 2026

AUCTION BIDS DUE JUNE 16TH – 23RD, 2026 NOON MT



Buyers may obtain disclosures, property reports, and the Auction Purchase Contract at PremiereEstates.com

PRE AUCTION OFFERS

- A Buyer may elect to submit a Pre Auction rather than participate in Auction bidding. Buyers may obtain disclosures, property reports, and the Auction Purchase Contract at PremiereEstates.com
- Pre auction offers may be submitted on a standard MAR (Montana Association of Realtors) purchase contract. Pre Auction offers may have any contingency a buyer requests.
- A Pre Auction offer must be submitted no later than June 2nd, 2026. The offer will state the buyer will remove all contingencies no later than June 9th, 2026 or close escrow by that date. If the Buyer removes contingencies or closes escrow no later than June 9th, 2026, the auction will be canceled.
- Your Pre Auction offer submitted on a MAR purchase contract must state that the 3% Buyer's Premium is included in your offering price.
- No exceptions to the date deadlines will be accepted.
- The buyer must provide a 10% deposit with their offer, proof of funds to close the purchase and a lender approval letter (if applicable).

AUCTION BIDDING

- Your sealed bid must be submitted on the Premiere Estates sealed bid auction purchase contract.
- Qualifying round bids must be submitted June 16th -23rd, 12:00PM MT and must be emailed Mmische@PremiereEstates.com.
- The top 50% bids (by price) of the qualifying round bids received, those bidders will be notified by June 23rd, 2026 at 3:00PM MT, they are approved to submit their final bid.
- The bidders, which have qualified to bid in the Final Bid round, their bid is due on June 24th, 2026, Noon MT.
- Both the qualifying and final round bids must be provided on the Premiere Estates Sealed Bid auction purchase contract.
- Escrow Shall close no later than July 23th, 2026.
- The Sealed Bid auction purchase is available on PremiereEstates.com at the property listing.

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OTHER TERMS

- A 3% buyers premium must be included in your auction bid.
- A 2% commission will be paid to the real estate agent/broker who registers and represents the buyer who purchases the property.
- The buyers agent must submit the Agent Registration Form available at PremiereEstates.com to be paid a commission.
- The property is sold in AS IS condition.
- The Seller is not making any repairs.
- The property will be conveyed free and clear of liens and encumbrances save and except for the permitted exceptions which may include any existing easements, rights of way, prescriptive rights whether of record or not, recorded existing restrictions, covenants, conditions, oil and gas leases, mineral interests, water interests outstanding in person other than Seller and other instrument, other than conveyances of the surface fee estate that affect the property, validly existing rights of adjoining owners in any walls and fences situated on a common boundary, any discrepancies, conflicts, or shortage in area or boundary lines, any encroachments or overlapping of improvements, all right, obligations and other matters arising from existing by reason of any applicable governmental district, agency or authority, any liens as to which the title insurer shall provide coverage under the terms of its policy, including special endorsements and current taxes will be pro-rated as of the date of closing.

DUE DILIGENCE AVAILABLE

- Sellers Property Disclosures
- Listing Agent Disclosures
- Preliminary Title Report
- Sealed Bid Auction Contract
- Zoning, SAG-10 Flathead County Zoning
- Sky River Information Sheet with details on Improvements
- Permit to Appropriate Water
- Water Right
- Property Business Potential
- Montana Well Log Report
- Final Easement Exhibits

DISCLAIMER

The use of this Brochure and the information provided herein is subject to change.

The enclosed materials are being provided solely to facilitate the prospective buyer's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, offers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein.

All interested parties shall make their own measurements of the property or engage a third party to verify any and all measurements of the property contained herein. This brochure has been prepared to provide summary unverified information to prospective purchasers. The information contained herein is not a substitute for a thorough due diligence investigation. Premiere Estates has not made any investigation and makes no warranty or representation of the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's, or asbestos.

The compliance with Local, County, State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject Property. All potential buyers must take appropriate measures to verify all of the information set forth herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent, Auction Company nor the Seller shall have any liability whatsoever for the accuracy of completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projects, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for Sale at any time and for any reason. Seller and Agent expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/ or to terminate discussions with any entity at any time, with or without notice.

This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until the binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By accepting this brochure, you agree to release Premiere Estates, and the representing agent(s), and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/ or purchase of this Property.

The potential buyer is urged to perform its own examination and inspection of property, and shall rely solely on such examination and investigation and not on this brochure or any materials, statements or information contained herein or otherwise provided. Neither Premiere Estates Auction Company, its members, managers officers, employees or agents, nor any of its partners, directors, officers, employees and agents, nor seller, make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to this brochure, the property or any materials, statements or information contained herein or relating thereto, or as to the accuracy or completeness of such materials, statements or information, or as to the condition of the property, quality or fitness of the property, or assumes any responsibility with respect thereto. Such materials, statements and information have in many circumstances been obtained from outside sources and have not been tested or verified. Premiere Estates will not be responsible if the property is unsatisfactory to the buyer in any way. Premiere Estates suggests each buyer obtain appropriate advice from investment professionals prior to purchasing the property.

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Any terms and conditions regarding the auction are subject to change. Additional property information available at [PremiereEstates.com](https://www.PremiereEstates.com), or on the Multiple Listing Service. Information is subject to change, we suggest buyers review property information prior to bidding. The seller has established a reserve price for the auction. The seller has the sole right to sell the property below the reserve price. Information contained herein was derived to be correct, but not guaranteed. This document may not be reproduced in whole or in part without written permission on Premiere Estates.

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