

## Property Details

CONTROL: Exclusive VALUE: \$1,299,900  
LOAN: \$0  
EQUITY: \$1,299,900

TITLE: 2 Bunkers, 6000+SF living space, Emigrant, MT  
TYPE: Other  
HAVE: 2 underground bunkers, with 2 more available. Varying sizes. Largest: 3 stories (all underground), 34 bedrooms, multiple bathrooms. Smallest: 3 bedrooms, 2 bath. All have permitted septic and share a very strong well. 30+/-miles North of Yellowstone NP.

WEBSITE URL: <https://www.unitedcountrymissoula.com/properties/mt/underground-bunkers-and-land-for-sale-in-emigrant-mt/1129985/>

ADDRESS: Undisclosed, Emigrant, Montana

BENEFITS TO NEW OWNER: Personal bomb shelter Consistent atmosphere for storage Comfortable for year-round living Could build above Unique Air B&B type rental Unique tourist stop Near world class hunting & fishing Very near Yellowstone National Park, Livingston, MT, Bozeman, MT.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$5,885  
NOI: \$-5,885  
DEBT SERVICE: \$0  
CASH FLOW: \$-5,885  
CAP RATE: 0.00%



BENEFITS SOUGHT: Seller inherited property (helped build it as a teenager). Has relocated, would like to take proceeds for new project. Open to trade for NE states development properties (or possibly elsewhere). Seller open to ideas.

MOTIVATION: 6-7

CAN ADD: Possibly a couple of SD lots.

REMARKS: Two Earth Sheltered (Bunker) Homes on +/-7 acres in Paradise Valley of SW MT. Two privately located underground reinforced concrete structures. 1 designed and built as bunker for multiple (up to 90) people. Seller open to Buyer trade or carry options.

OWNER: Earth Homes Properties, LLC

COUNSELOR: Theresa Lunn Phone: 406-728-9733  
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