



West Elks Lodge has been accommodating hunters and guests since 1994.

## **WEST ELKS** LODGE



RANCH MARKETERS

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# RANCH PROPERTY BRIEF

\$2,500,000

40 ACRES

GUNNISON, COLORADO

GUNNISON COUNTY

West Elks Lodge has been accommodating hunters and guests since 1994. Hunters have access to some of the best hunting in the West Elks and guests can enjoy one of the most beautiful valleys in all of Colorado. Phenomenal recreation for both summer and winter activities at Crested Butte is less than 40 minutes away and Gunnison is just 30 minutes.

West Elks Lodge is a special opportunity for a new owner to build upon the foundation built by current owners and expand the lodge operation or simply enjoy the property for themselves. With additional beautiful building sites, a new owner could also build their dream home and use the existing homes strictly for lodge operations.

## Beautiful Valleys

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# LOCATION

LOCATED IN THE OHIO RIVER VALLEY IN GUNNISON COUNTY

West Elks Lodge is located in the Ohio River Valley in Gunnison County and is approximately 30 minutes from Gunnison and 40 miles to Crested Butte.

Gunnison – 30 Minutes  
Crested Butte – 45 minutes

## Access

Property is accessible by County Road 703 and easement across the Ohio River.

## Elevation, Topography, Vegetation

The property lies in the Ohio River Valley and has rolling topography with aspens, pines, and irrigated meadows. The elevation is approximately 8,500 feet.

## Water, Power and Water Rights

The property has water rights for irrigating the fields and there is one water well on the property serving homes. Power is on property. There is 300 feet of Ohio River frontage as well.









# IMPROVEMENTS

The property is improved with a nice 3,000 square foot 2 bed, 2 bath log home, and a 2 bedroom 1 bath log cabin. There is also a barn, tool shop and corrals.

## **Ag Uses**

The property is an excellent horse property and can also be leased out for grazing and possibly hayed

## **Hunting**

The hunting in the West Elks is exceptional for both elk and mule deer. The property lies in GMU 55 and offers over-the-counter 2nd and 3rd rifle tags for elk. The hunters regularly are 100% on elk and have access to the

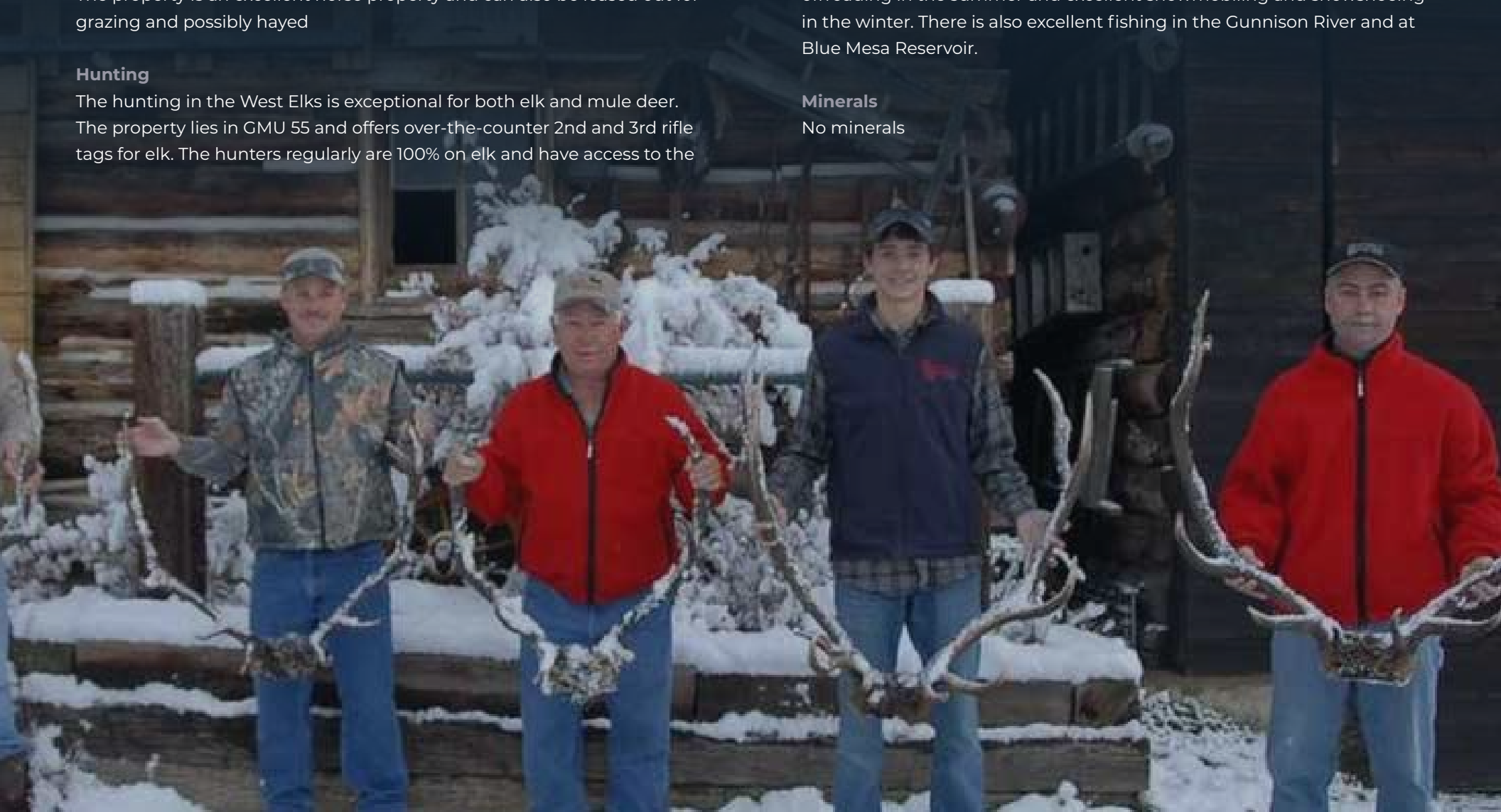
national forest through property's private easement allowing excellent access to the hunting area.

## **Recreation**

The Gunnison area offers unbelievable hiking, mountain biking, and offroading in the summer and excellent snowmobiling and snowshoeing in the winter. There is also excellent fishing in the Gunnison River and at Blue Mesa Reservoir.

## **Minerals**

No minerals

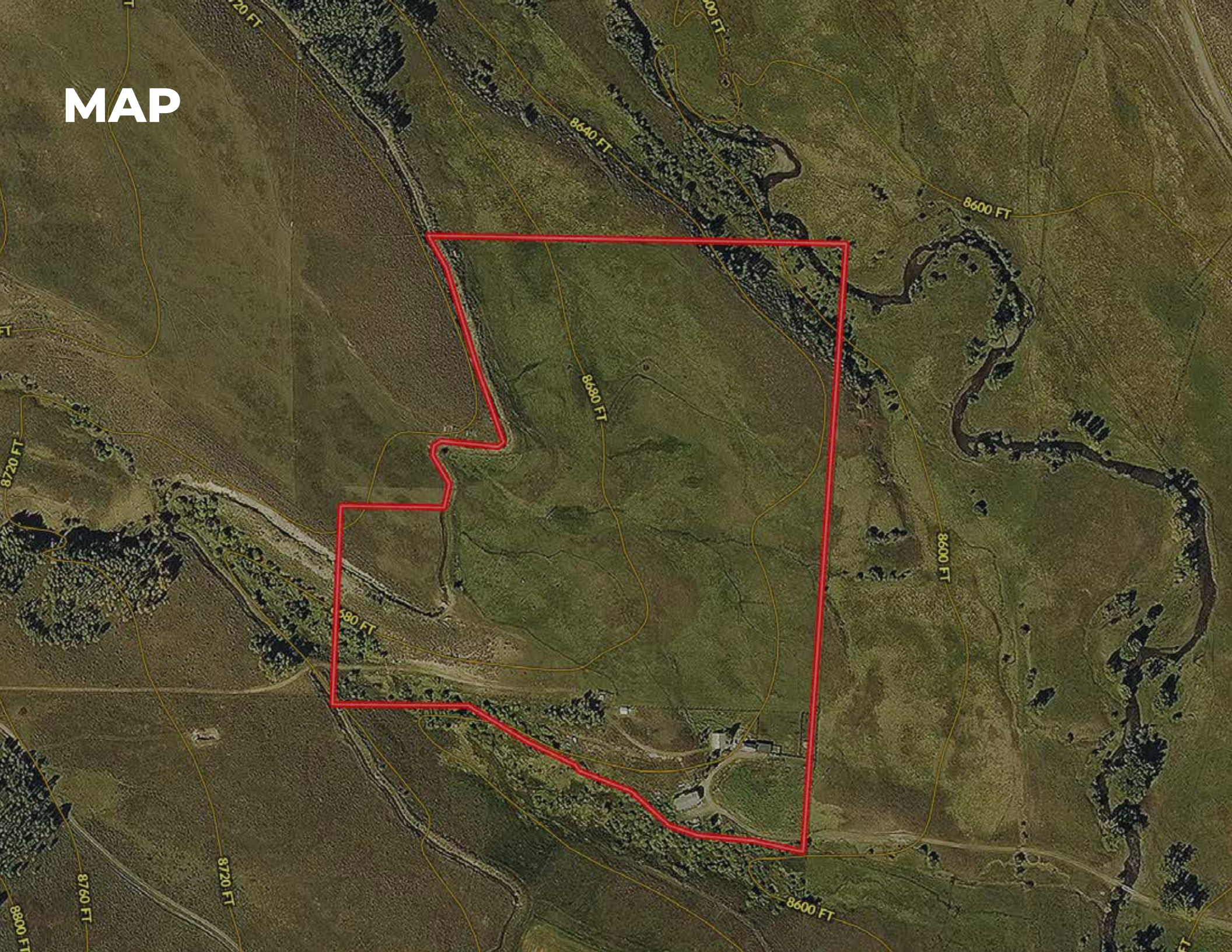








MAP







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## CONTACT US

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All units of measure and maps showing property boundaries are approximate. Buyer to verify to their own satisfaction.

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