

**259 acres - Successful Outfitting Business - Bordering the
White River National Forest**
4805 CR 43
Hamilton, CO 81638

\$2,700,000
259± Acres
Moffat County



259 acres - Successful Outfitting Business - Bordering the White River National Forest
Hamilton, CO / Moffat County

SUMMARY

Address

4805 CR 43

City, State Zip

Hamilton, CO 81638

County

Moffat County

Type

Hunting Land, Business Opportunity

Latitude / Longitude

40.260654 / -107.533731

Taxes (Annually)

1072

Dwelling Square Feet

3000

Bedrooms / Bathrooms

10 / 4

Acreage

259

Price

\$2,700,000

Property Website

<https://www.mossyoakproperties.com/property/259-acres-successful-outfitting-business-bordering-the-white-river-national-forest-moffat-colorado/41289/>



259 acres - Successful Outfitting Business - Bordering the White River National Forest Hamilton, CO / Moffat County

PROPERTY DESCRIPTION

259 acres including an optional **Successful Outfitting Business bordering the beautiful White River National Forest**. Sitting at [7775-8450](#) feet in elevation in GMU 12, the property includes exceptional big-game hunting, a lodge, cabins, a shop with a meat room, a private fishing pond, and breathtaking views of wildlife in the pine and aspen draws. The outfitting business has over 70 years experience hunting in, and near the White River National Forest, this area is known for its healthy elk herd, and has one of the highest populated elk and deer herds in the State of Colorado.

LODGE - You can watch elk from the deck of the **3000+ Sq. Ft. completely furnished** two story lodge that includes a newly renovated kitchen, wood stove, 8 bedrooms, 4 baths, and two lofts, comfortably accommodating up to 22 people. A good producing permitted **well** supplies everyone with all the water they need. The lodge is off grid, but with all modern comforts including Starlink internet, satellite television, and a landline phone; plus a 2 car carport with a deck above. In addition, near the lodge are two newer 12x24 bunk cabins, sleeping a total of 8 more. The lodge is easily accessible, just 3 miles off a well maintained county road, with a well-established graveled driveway. 28 miles from Craig, CO.

WORKSHOP - The **42 x 40 shop** includes an insulated meat room with hangers and an electric host. The shop holds the 8KW solar system easily expandable to 16kw, a 2010 Cummins 30kw Diesel Generator, and a 2018 12kw Diesel Generator.

You will never get tired of gorgeous views surrounding you including Wilson Mesa and the Flat Tops. Furthermore, the property has **2 springs, and a fishing pond**. The property has been well maintained with clean trails and fence lines.

WILDLIFE - You can listen to the elk bugle from anywhere on the property, other wildlife include deer, bear, moose, and mountain lion; grouse, ducks, and other small game.

In addition to the 259 private acres that are fully fenced (with lay down fence), and cross fenced, the well-oiled, **TURN KEY, outfitting business**, includes a White River National Forest Priority Special Use Permit For Outfitting and Guiding, the permits have been owned since 1972 and have not been transferred in over 50 years, they include -

20 priority use service days for summer camping, fishing, horseback rides, and horse pack trips district wide. 10 PAOT (people at one time) 570 priority use service days for fall big game hunting and game packing. 28 PAOT

2 assigned campsites. Deer Creek and Gas Well.

3 additional campsites available. Lynch Creek, Sheep camp, and Snell Rock.

Permits have the ability to expand upon request up to 720 priority days.

Dude horses and tack

HUNTING - Elk Archery tags are OTC PLO, and public land draw currently; Elk Muzzleloader, 1st Rifle, and 4th Rifle season are draw tags, and 3rd Rifle licenses are OTC. All deer are draw tags. Bear tags can be an add on to your elk tag, OTC, or a draw. Moose are draw tags.

Qualified Buyers can request an extensive equipment list, additional business regulations, and P&L. The Business website, all contacts, and business name will be included.

Buyers must obtain their own CO outfitter license. Option to purchase the property only.



**259 acres - Successful Outfitting Business - Bordering the White River National Forest
Hamilton, CO / Moffat County**



Locator Map



Locator Map



Satellite Map



**259 acres - Successful Outfitting Business - Bordering the White River National Forest
Hamilton, CO / Moffat County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Camela "Camie" Balleck

Mobile

(970) 629-5223

Office

(719) 686-8744

Email

cballack@mossyoakproperties.com

Address

City / State / Zip

Hayden, CO 80814

NOTES

[illegible]

MORE INFO ONLINE:

MossyOakProperties.com

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Colorado Mountain Realty
844 Beaver Pond Drive
Divide, CO 80814
(719) 686-8744
MossyOakProperties.com

