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

\$2,700,000 259± Acres 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-acressuccessful-outfitting-business-bordering-the-white-river-nationalforest-moffat-colorado/41289/









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 privat fishing pond, and breathtaking views of wildlife in the pine and aspen draws. The outfitting business has over 70 years experience huntir 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 dee 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 ch 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, satelite 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 systen 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; prouse, 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 sin 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 tim 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, as business name will be included.

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

















Locator Map



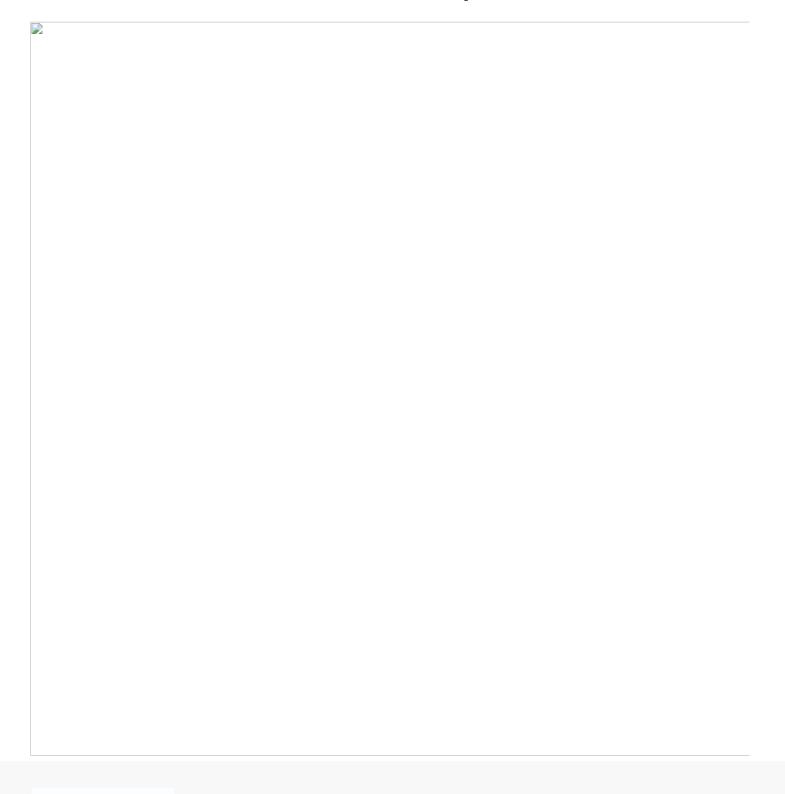


Locator Map





Satellite Map





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<u>NOTES</u>		



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MORE INFO ONLINE:

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