

Ute Bluff Lodge, Cabins, RV Park
27680 W Highway 160
South Fork, CO 81154

\$2,500,000
17,500± Acres
Rio Grande County



Ute Bluff Lodge, Cabins, RV Park
South Fork, CO / Rio Grande County

SUMMARY

Address

27680 W Highway 160

City, State Zip

South Fork, CO 81154

County

Rio Grande County

Type

Commercial, Business Opportunity

Latitude / Longitude

37.676637 / -106.593467

Dwelling Square Feet

13180

Bedrooms / Bathrooms

25 / 20

Acreage

17.500

Price

\$2,500,000

Property Website

<https://aspenranchrealestate.com/property/ute-bluff-lodge-cabins-rv-park-rio-grande-colorado/86284/>



Ute Bluff Lodge, Cabins, RV Park

South Fork, CO / Rio Grande County

PROPERTY DESCRIPTION

Ute Bluff Lodge, Cabins & RV Park – South Fork, Colorado

17.5 Acres • 27 RV Sites • 22 Lodge Rooms • Rec Room/2 Kitchenettes • 6 Cabins • Main Residence/Office

Opportunity to own an established Colorado mountain lodge, cabins, and RV park in the heart of the San Juan Mountains. Ute Bluff Lodge is a well-known hospitality destination in South Fork, Colorado—a thriving outdoor recreation hub just minutes from Wolf Creek Pass, the Rio Grande River, and world-class hiking, fishing, skiing, and golf.

Spanning 17.5 acres with premier Highway 160 frontage, this property includes a broad mix of lodging options, long-term infrastructure, and income-generating assets. Whether you're looking to operate a seasonal lodge, long-term rental basecamp, or adventure tourism business, this is a ready-made platform with potential for growth.

Colorado Mountain RV Park & Hospitality Property For Sale

Property Overview:

- 17.5 total acres of scenic, wooded land in the San Juan Mountains
- Excellent visibility along US Highway 160
- Strong water infrastructure: Two wells, 5,000-gallon cistern, commercial water supply
- Septic systems recently pumped; one system has minor leak (clear water)

Lodge & Lodging Facilities:

- **Main Lodge Building** (5,216 sq ft):
 - 22 total guest rooms, each with private bath
 - Divided into two wings: 11 rooms per side
 - Guest laundry room, vending area, and a 4-person hot tub room
 - Unit 31 features a kitchenette
 - Heated by propane hot water baseboard (needs new pump and minor repair)
- **Cabin Buildings:**
 - Two standalone cabin buildings, each with three 1 bed / 1 bath units (6 total cabins)
 - Each unit includes kitchen and living space
- **Recreation Building** (1,497 sq ft):
 - Large community rec room
 - 2 additional units with kitchenettes
 - 1 smaller rental room
- **Manager/Owner Residence** (2,489 sq ft):
 - 4 bedrooms, 3 bathrooms
 - Two-story with separate office space and laundry
 - Forced air heat, hardwood and carpeted flooring

RV Park Income Potential:

- 27 full-service RV slips with individual metering
 - All slips include electric, water, and septic hookups
 - Rates: \$37/night (30-amp), \$50/night (50-amp), or \$650/month (all inclusive)
- Excellent long-term rental potential for seasonal workers, hunters, and recreational tourists

Location Benefits:

- Adjacent to public lands with hiking trail out back of the lodge
- Minutes from Wolf Creek Ski Area, Rio Grande Golf Club, and State Wildlife Area
- Easy drive to Pagosa Springs (hot springs) and Alamosa (regional airport)

- Located within a community that supports year-round tourism and adventure

Ute Bluff Lodge offers a rare chance to acquire a fully equipped hospitality business with lodging, RV infrastructure, and excellent access to Southwest Colorado's best outdoor amenities. Whether you're an investor, operator, or visionary entrepreneur, this is a prime opportunity in one of the state's most scenic mountain regions.

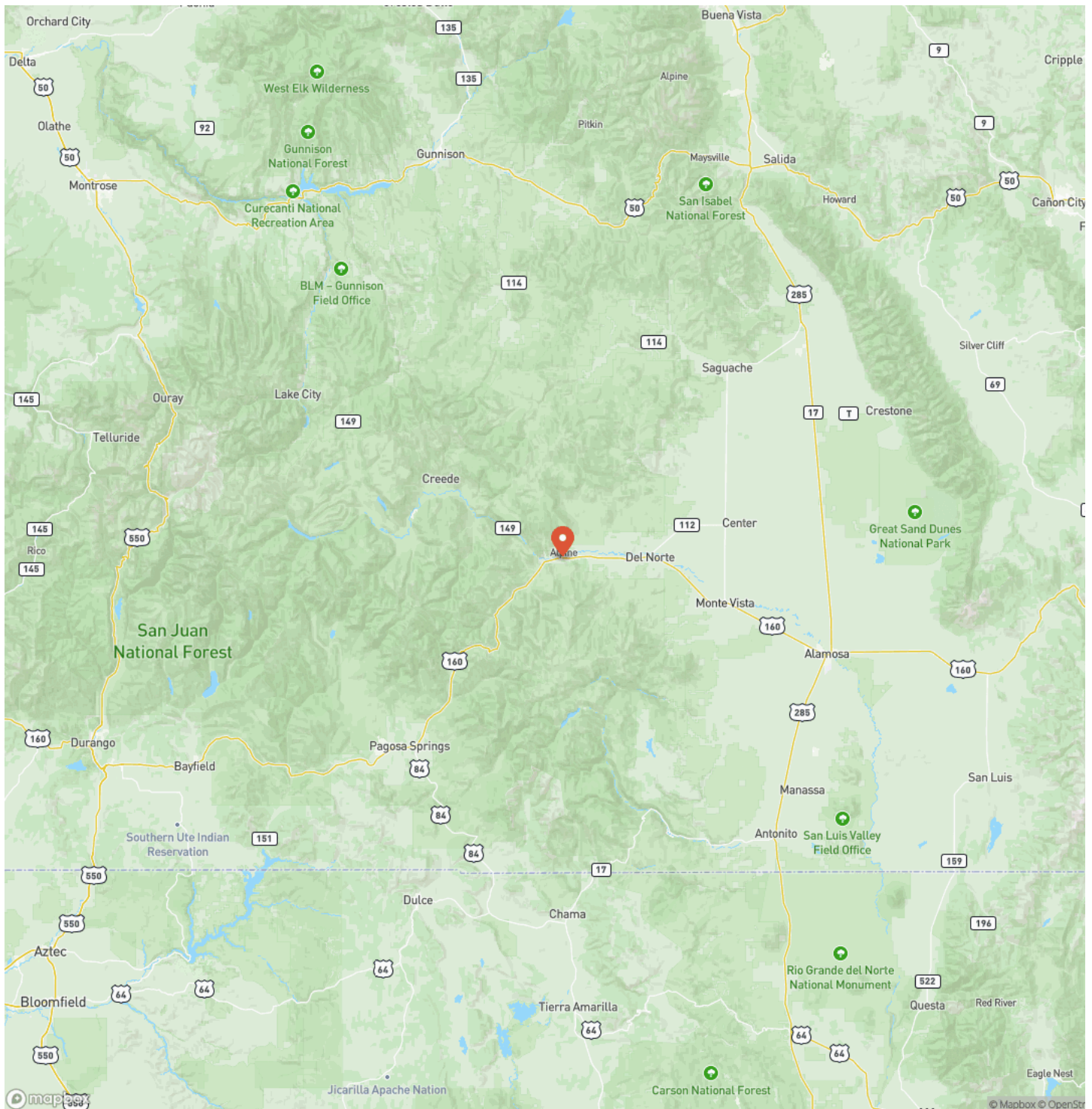
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South Fork, CO / Rio Grande County



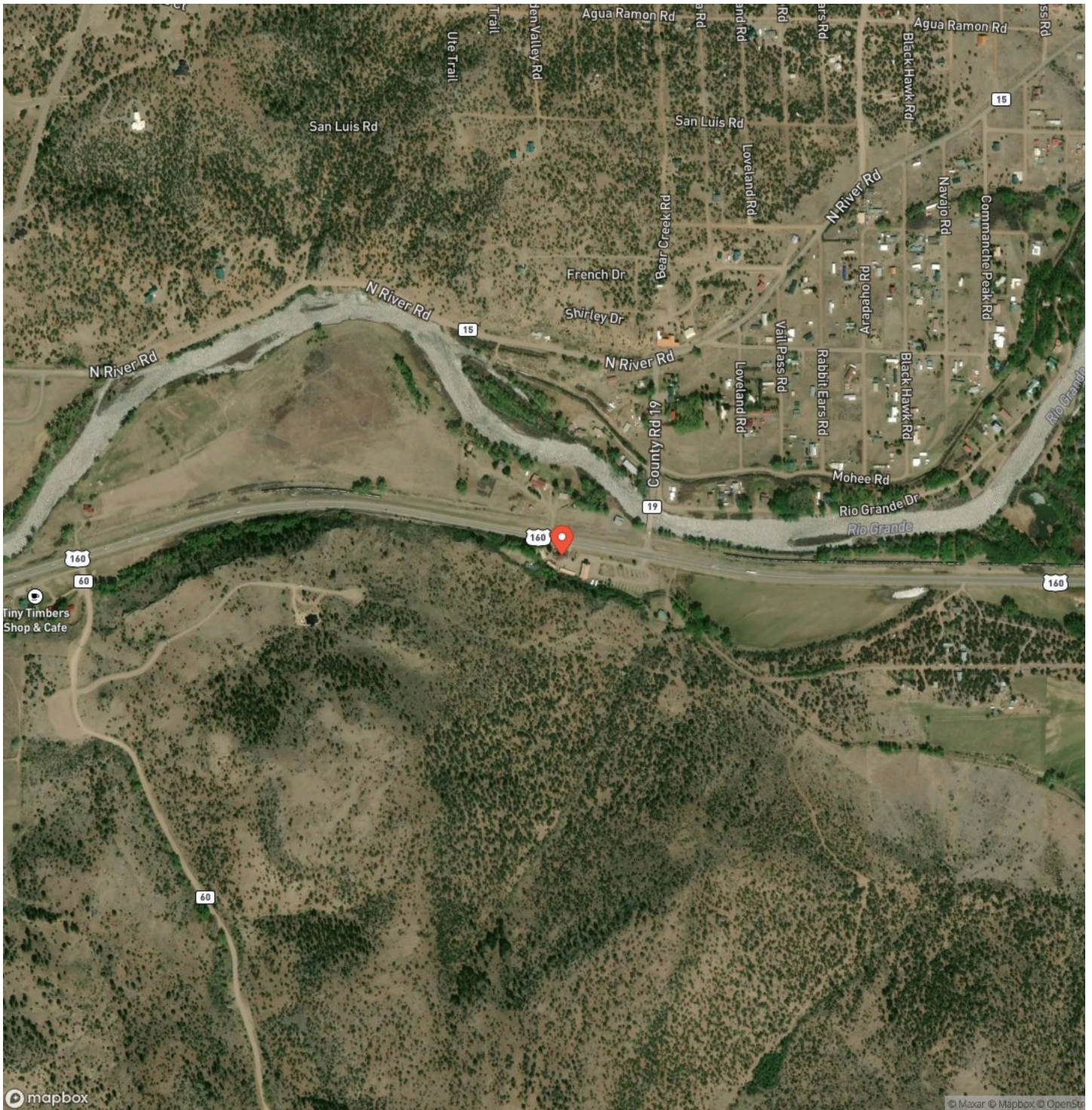
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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