

**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**

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**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/>



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#### **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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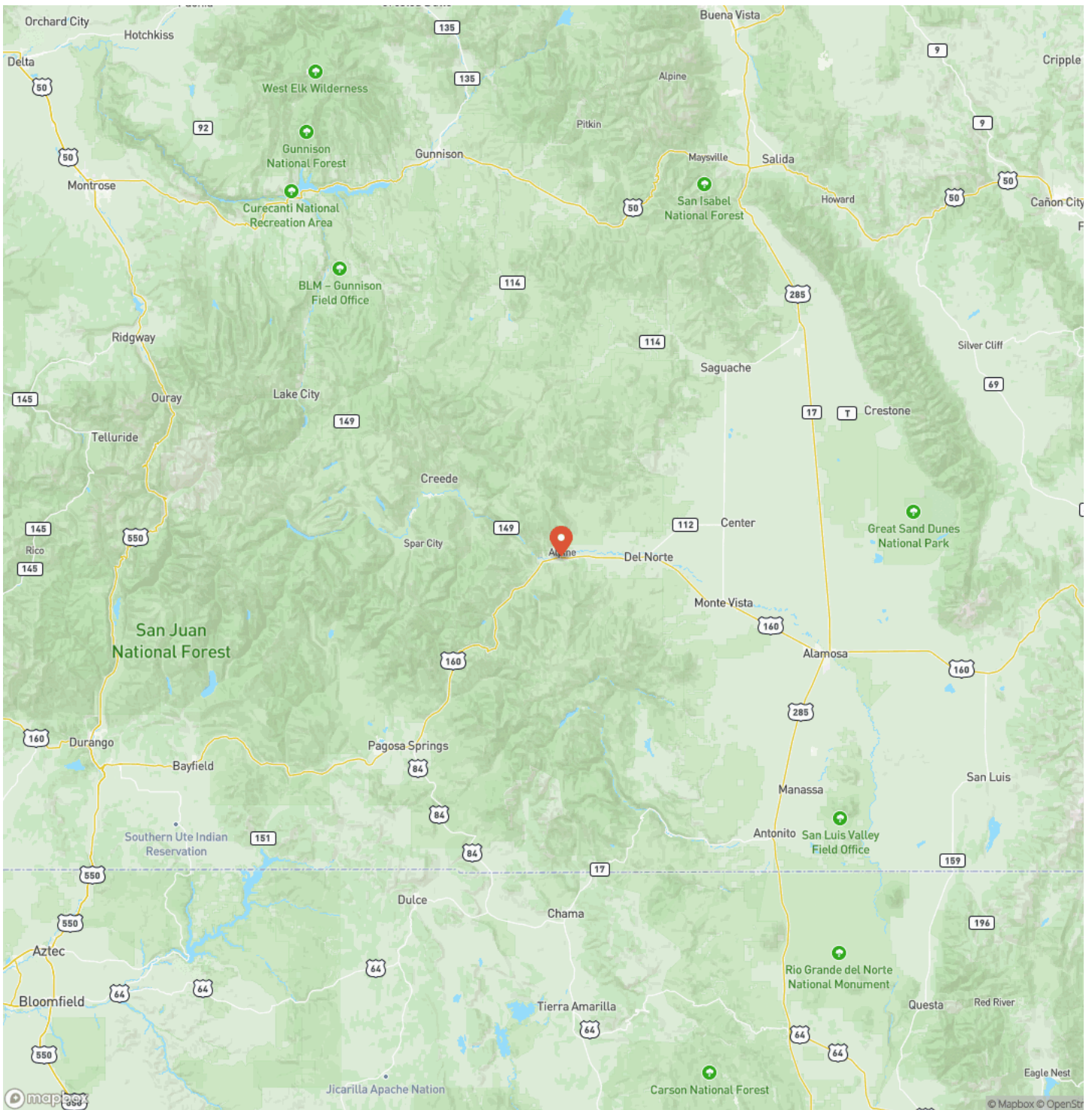




## Locator Map

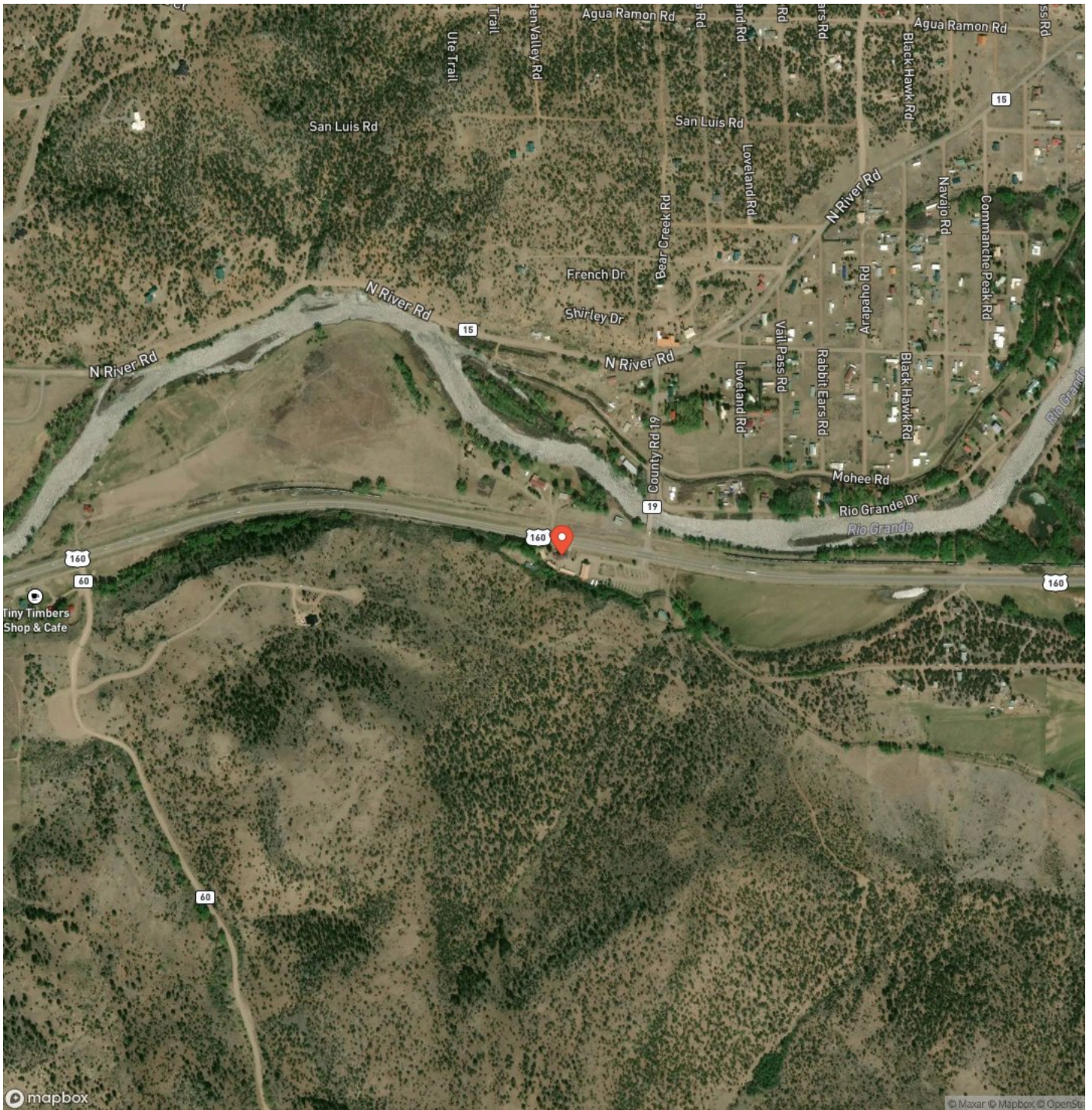


## Locator Map





## Satellite Map





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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jake Hubbell

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**Address**

31428 Highway 92

## City / State / Zip

## NOTES

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## NOTES

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