

Aspen Colorado Outfitting Business for Sale
Maroon Bells/Snowmass Wilderness
Aspen, CO 81611

\$495,000
100,000± Acres
Pitkin County



Aspen Colorado Outfitting Business for Sale

Aspen, CO / Pitkin County

SUMMARY

Address

Maroon Bells/Snowmass Wilderness

City, State Zip

Aspen, CO 81611

County

Pitkin County

Type

Hunting Land, Business Opportunity, Commercial

Latitude / Longitude

39.191098 / -106.817539

Acreage

100,000

Price

\$495,000

Property Website

<https://aspenranchrealestate.com/property/aspen-colorado-outfitting-business-for-sale-pitkin-colorado/40759/>



MORE INFO ONLINE:

aspenranchrealestate.com

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PROPERTY DESCRIPTION

Wilderness Outfitting Business for Sale, Aspen & Snowmass, Colorado

NO DEEDED LAND OFFERED WITH THIS LISTING--IT IS AN OPPORTUNITY TO OWN AN OUTFITTING PERMIT ON NATIONAL FOREST LANDS. One of the premiere outfitting businesses in the Colorado Rocky Mountains is for sale-Capitol Peak Outfitters is on the market. Situated in the prime markets of Aspen and Snowmass, Capitol Peak Outfitters actually has two outstanding US Forest Service outfitting permits-Aspen Wilderness Outfitters and Capitol Peak Outfitters, both with summer use days for horseback rides, fishing, and overnight pack trips, and hunting permits for elk, mule deer, bighorn sheep, and mountain goats. The Capitol Peak permits are situated near its namesake, Capitol Peak, which is a 14,000-foot peak that dominates the skyline southwest of Snowmass Village and Snowmass Ski Area, and also access the famous Maroon Creek valley. The Aspen Wilderness Outfitters permits access the Hunter Creek area east of Aspen and close to the Continental Divide.

Outfitting business for sale--Capitol Peak Outfitters has a long history in the Aspen area

One of the most important factors in the success of an outfitting business is its access to good terrain and clientele. Capitol Peak Outfitters is ideally situated in an area with high-end clientele like no other business can offer. The joke in the Aspen/Snowmass area is that the billionaires are pushing out the millionaires, and an outfitter offering quality services can reach the top of the scale on charging for their services. Of course, the setting in the Maroon Bells/Snowmass Wilderness and the Hunter/Frying Pan Wilderness is absolutely phenomenal, with amazing views and a stunning mixture of mountain peaks, meadows of wildflowers, rushing streams, evergreen forests, aspen groves, and rocky peaks. The business has a long history of providing an excellent stream of income that will more than support its purchase price.

Outfitting business comes with a pasture lease for summer horse grazing

Any interested operator will want to know where CPO keeps their horses, as horse property real estate in that area ain't exactly cheap. There is a local "shared amenities" ranch that has a large hay meadow and horse pasture owned jointly by the homeowners' association, and the owners are delighted to see a herd of mountain horses grazing in the meadow below their estates. It is a short trip to haul a load of horses to the nearest trailhead to set out on half-day rides and day rides.

Colorado GMU 43, 47, and 471; G12 & G13 and S13 and S25 big game hunting for elk, mule deer, bear, bighorn sheep, and mountain goats

Capitol Peak Outfitters and Aspen Wilderness Outfitters has excellent permits to operate on US Forest Service lands for elk, mule deer, and bear in GMU's 43, 47, and 471; bighorn sheep in GMU's S13 and S25; and mountain goat in G12 and G13. Hunting is excellent with high success rates, particularly on sheep and goats. Hunters seeking trophy mule deer have a good chance of scoring on a truly trophy buck. The outfitter operates a large base camp for fully guided hunts and several drop camp locations for drop camp hunters.

Colorado outfitting business for sale comes with horses, trailers, and quality equipment and client list

Capitol Peak Outfitters will provide a list of equipment and gear that is offered with the business, including a herd of 25 well-broke mountain horses and mules; saddles, packsaddles, and all manner of tack; tents and camping equipment; trailers and rolling stock; and client list and website, as well as the successful transfer of USFS special use permits.

Outfitting Business for sale listed by Gary Hubbell, ALC, and Loren Williams

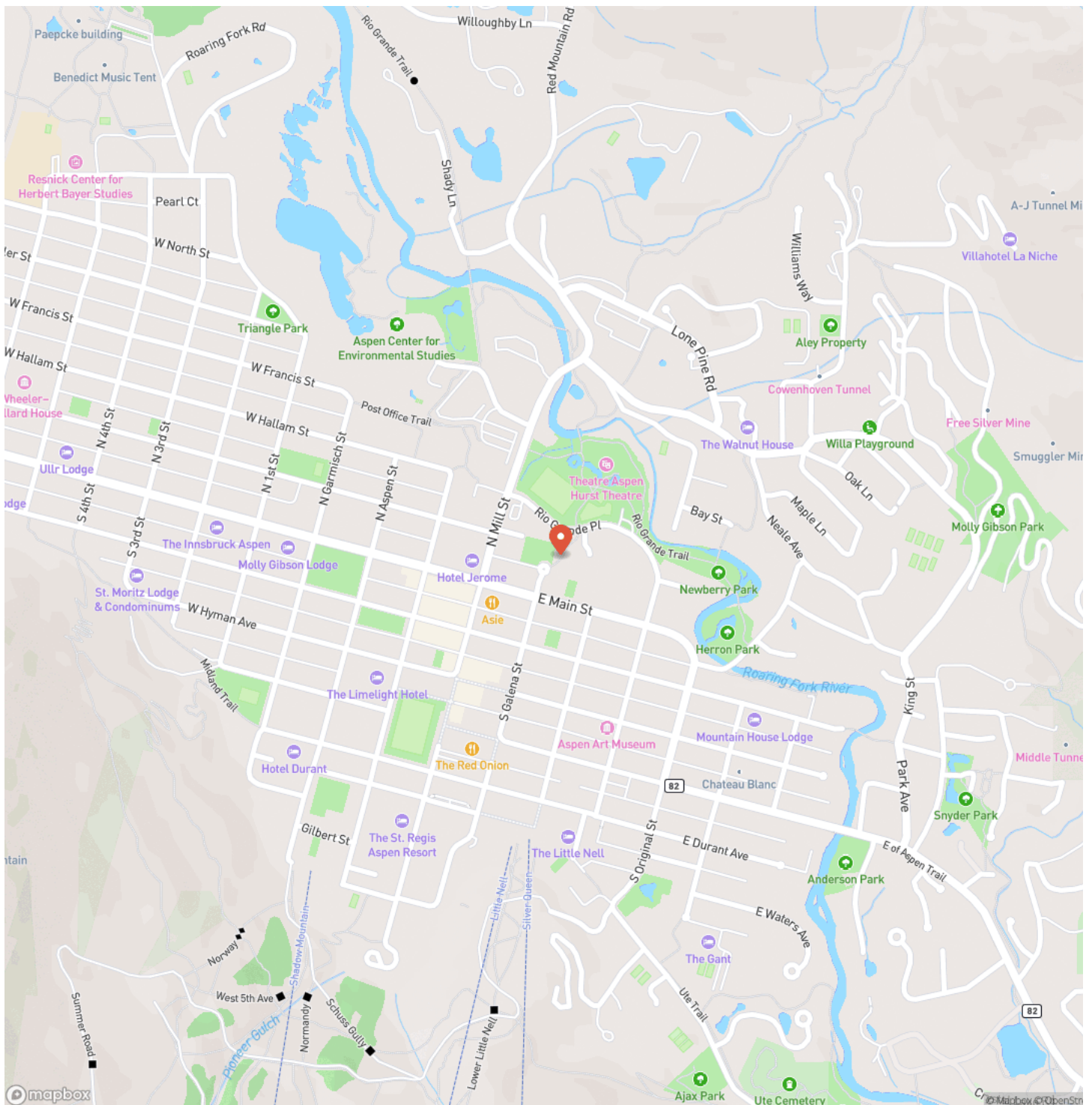
This business is represented by Gary Hubbell, ALC, and Loren Williams of United Country Colorado Brokers. As business brokers, we specialize in outfitting businesses, resorts, wineries and vineyards, RV parks, restaurants, and other businesses with Colorado real estate attached.

MORE INFO ONLINE:

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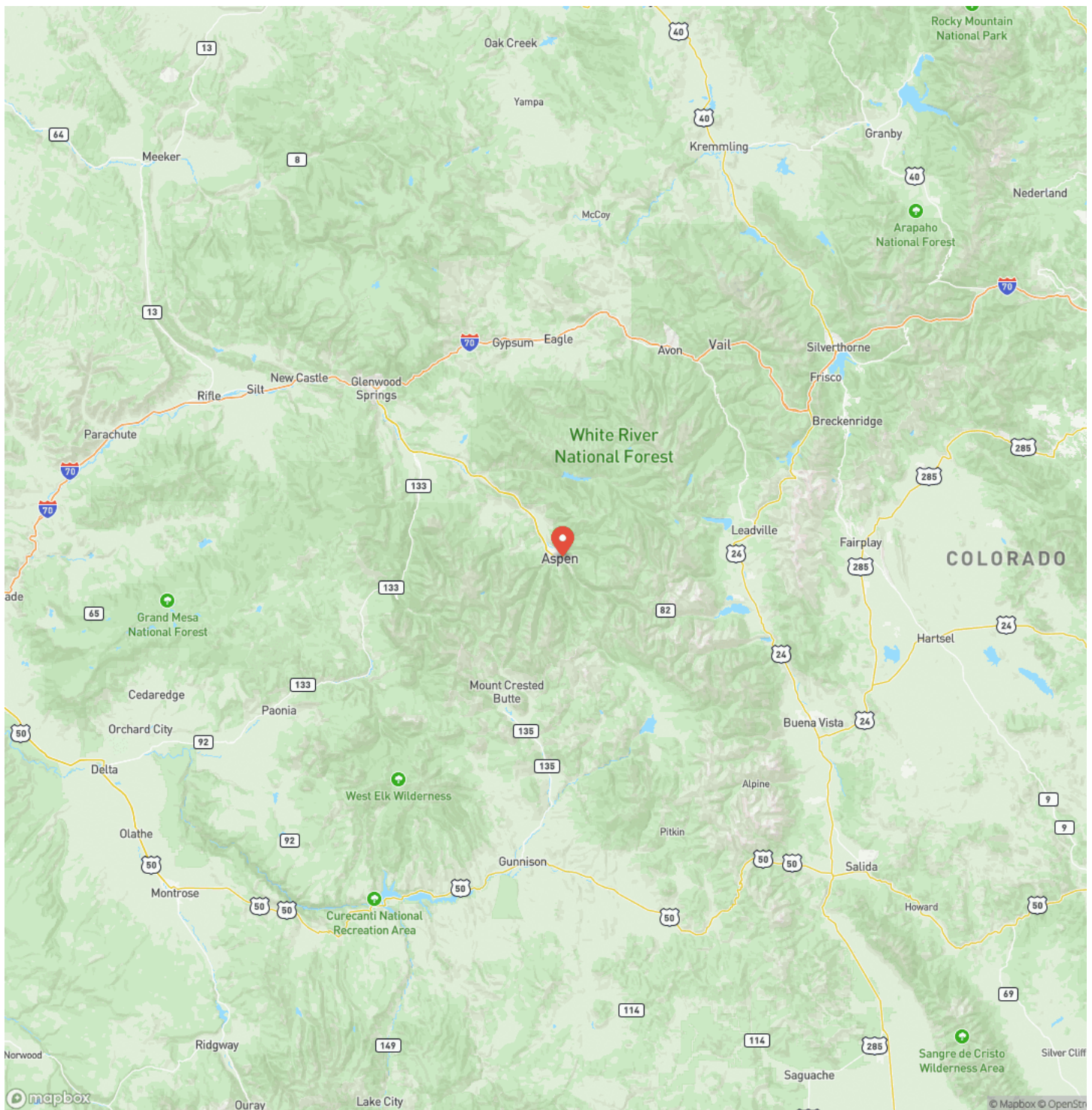


Locator Map



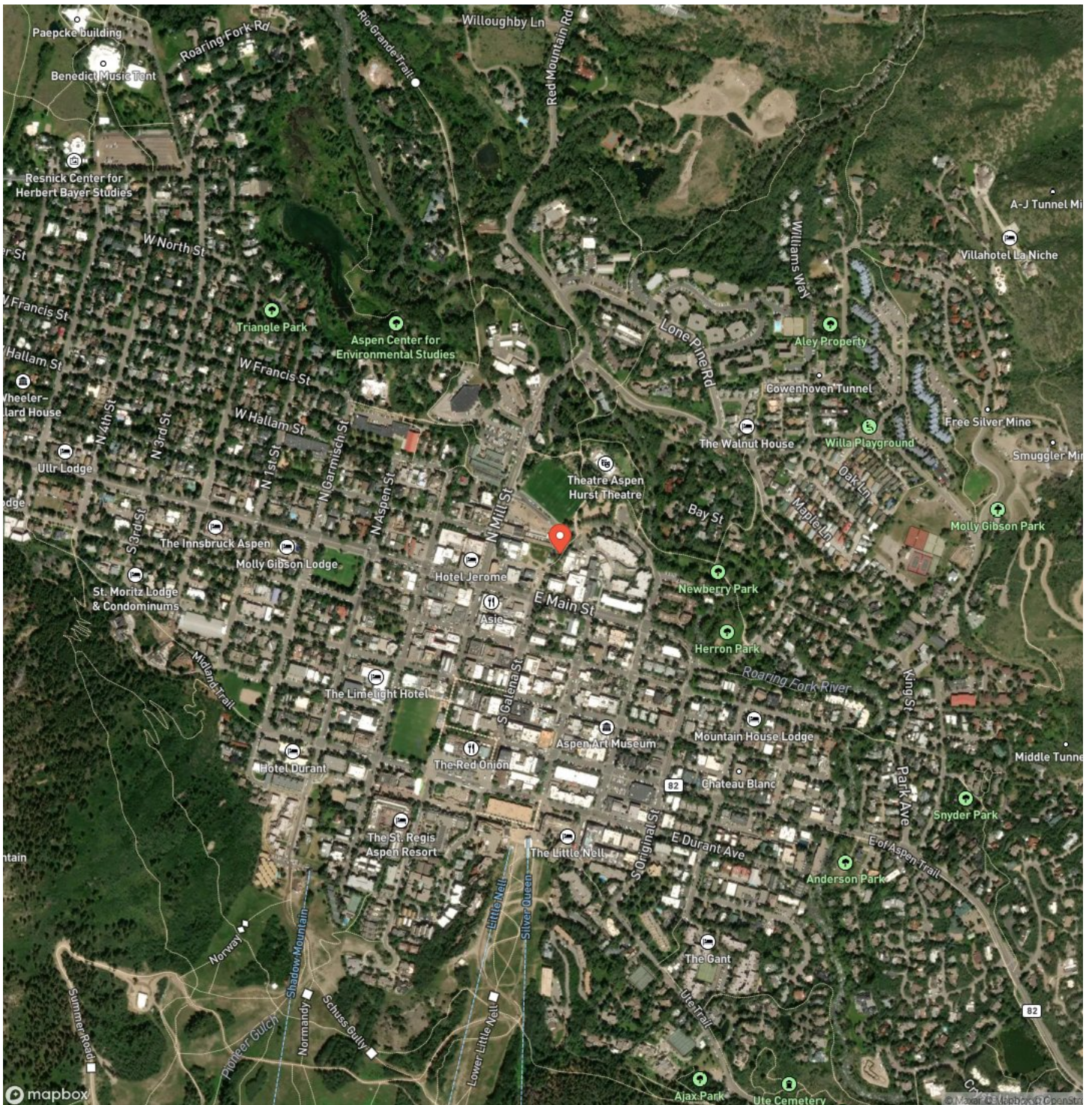
MORE INFO ONLINE:

Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

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Aspen, CO / Pitkin County

LISTING REPRESENTATIVE

For more information contact:



Representative

Gary Hubbell

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Email

grandviewranch@gmail.com

Address

31428 Highway 92

City / State / Zip

Hotchkiss, CO 81419

NOTES

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

DISCLAIMERS

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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 relationship 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.

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