

# LAKE CITY OVERLOOK



LAKE CITY, COLORADO

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\$1,400,000 - 10.77± Acres

Presented By



DEDICATED RANCH BROKER



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# The Overlook

This 10.77± acres could be the vacation home location of your dreams. Own both sides of the Lake Fork of the Gunnison River. The property offers you 800± feet of the Lake Fork of the Gunnison River, which provides exceptional private fishing. Big views of Round Top and Red Mountain can be seen from multiple vantage points giving potential home sites along with breathtaking views of the canyon walls on the property. Feels like country living yet close to the charming picturesque town of Lake City. Easy access from Highway 149 and no covenants. The property has year-round access on maintained roads. This majestic property with river, views, and privacy is waiting for your Colorado dream cabin.



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# The Property



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# Location

A short 5-minute drive from the historic mountain town of Lake City, Colorado. Located near the famous Alpine Loop, on Hinsdale County Road 30. Near three of Colorado’s most scenic 14,000 foot mountain peaks.

# Airports

Airport	Kind of Service	Miles from Lake City
Mineral County Airport	Private	50 Miles
Gunnison Crested Butte Regional Airport	Domestic	56 Miles
Denver International Airport	Domestic and International	278 Miles

# Climate

	Jan	Feb	Mar	Apr	May	Jun
Average high in °F:	35	40	46	55	63	74
Average low in °F:	-1	4	14	22	31	38
Av. precipitation in inch:	0.79	0.71	1.02	1.06	1.1	0.79

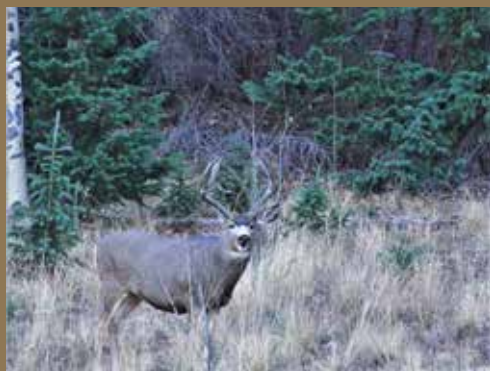
	Jul	Aug	Sep	Oct	Nov	Dec
Average high in °F:	77	74	70	61	45	36
Average low in °F:	44	43	36	26	13	2
Av. precipitation in inch:	1.93	2.28	1.34	1.26	1.06	0.87



# Recreation



Located in Game Management Unit 66



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# Surrounding Attributes



## **Silver Thread Scenic Byway** **South Fork - Creede - Lake City - Gunnison**

Silver Thread Scenic Byway spans the entire length of Highway 149, winding through four counties and four towns including South Fork, Creede, Lake City and Gunnison. From beginning to end, it is a historical route with astounding beauty, recreational abundance, and a varied and unique geology. Elk, deer, moose, and bighorn sheep are often seen along the highway. There are several marked stopping points along the Byway and beautiful views with every turn.

## **Alpine Loop - Backcountry Byway** **Lake City - Silverton - Ouray**

Whether you start from Lake City, Ouray or Silverton, gravel roads lead you into the high alpine meadows and forests. As your elevation increases, so does your need for a 4-wheel drive, high clearance vehicle. This byway takes you into the backcountry of Colorado's mining past, up above the timberline into the tundra, and over two high elevation passes.

Originally built as toll roads for the stages and freighters of the late 1800s, these roads are now your access into Colorado's frontier history. The Alpine Loop covers 65 miles of roads between the towns of Lake City, Ouray and Silverton. Depending on winter snows, the loop opens in late May to early June and closes in late October.

Historic interest includes ghost towns, abandoned mining camps, and cabins that were built from the mid-1870s through the early 1900s. The true star of this show is NATURE in all her glory: waterfalls, rare wildlife, spectacular fields of wildflowers, and geologic features such as jagged volcanic peaks, glacier-carved cirques, and canyons.

## **Fourteeners** **Lake City, CO**

Thirteen of Colorado's 56 fourteeners are in the San Juan Mountains. Five are found near Lake City including the area's highest peak. The peaks include: Uncompahgre Peak, Wetterhorn Peak, Red Cloud Peak, Sunshine Peak, and Handies Peak.

## **Alferd Packer Massacre Site** **Lake City, CO**

In the winter of 1874, Alferd Packer led five under prepared prospectors into the wilderness. Two months later, Packer emerged alone, looking suspiciously well-fed. He later confessed to killing one crazed man in self defense and eating the remains of his five companions to survive. He was eventually convicted and imprisoned until 1901. His victims are memorialized at this site.

## **American Basin** **Lake City, CO**

One of the most photographed places in Colorado. Located about a mile east of the summit of Cinnamon Pass. American Basin is home to a spectacular show of wildflowers each July, though some flowers bloom earlier in the summer.



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# Property Map



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