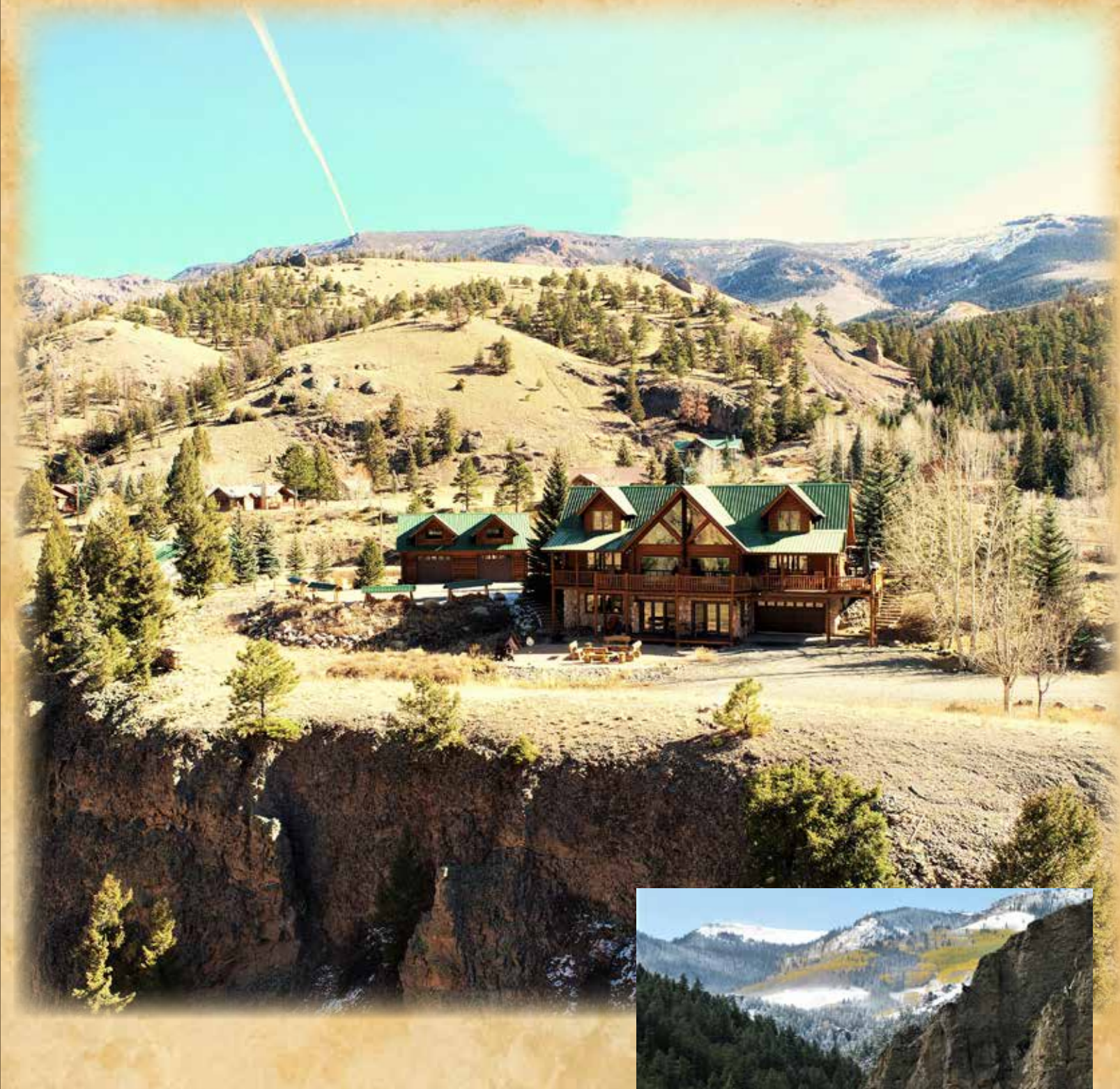


Rocking R Ranch in The Lake Fork Hunt & Fish Club



LAKE CITY, COLORADO

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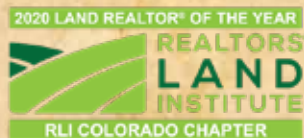


\$1,750,000 - 1.55± Acres
Plus 1/3 Interest in 35 ± Acres

Presented By



DEDICATED RANCH BROKER



Dan Murphy, Broker
 970-209-1514
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The Ranch

within a Shared Ranch



The Lake Fork Hunt & Fish Club

The Lake Fork Hunt & Fish Club controls a great deal of exceptional hunting on both private and public lands. You have access to over 1,376.69± deeded acres of strategically located ranch land, including one of the West's finest trout fisheries. The club hosts over 3 miles of the world-famous Lake Fork of the Gunnison River as well as 12 active trout lakes. The ranch gives access to 8,000± acres of public lands, 62,000± acres of Powderhorn Wilderness, and 102,000± acres of Big Blue Wilderness.

Rocking R Ranch

This is a rare opportunity to purchase a 1/3 Membership at The Lake Fork Hunt & Fish Club with a spectacular, luxury log home located on 1.55± acres with an additional 1/3 interest in 35± acres of deed-restricted ranch land. The Rocking R Ranch is built within the prestigious shared ranch of The Lake Fork Hunt & Fish Club. The shared ranch experience gives you the feel of owning a big ranch without the work of a big ranch.

Indulge yourself in western living with private & spectacular views of the mountains, once the filming location of the movie "The Cariboo Trail." The stunning 3,515± square foot log home with rock accents sits elegantly above the Lake Fork of the Gunnison, providing stunning 360-degree views. Enjoy Colorado sunsets on the covered and open decks and landscaped grounds with a fenced front yard and wood and gravel steps from the front to the back of the home.

The main level living has massive windows to take in the incredible rock cliffs and mountain views. Oak hardwood floors, vaulted tongue and groove ceilings, wood stove, and a guest half bath. Flowing from the living area is a large dining area that opens to the kitchen with granite countertops, maple cabinets, and breakfast bar, and a laundry room sits right off the kitchen with views of the river. The large master suite is located on the main level with access to the outside deck boasting its own incredible views, a walk-in closet outfitted with a California Closet system, and a master bath with a jetted soaking tub. Sitting above the living area is a loft office or den with outstanding views, 2 guest bedrooms, and 1 bath. Downstairs is a family media room, 1 guest bedroom, 1 bath, access to a 1 car garage, and a private patio with a spectacular fire pit area.



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Improvements



- 3,515± Sq. Ft.
- 4 Bedrooms
- 4 Bathrooms
- Decks
- Landscaping



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- Guest Rooms
- Second Living Space
- Fire Pit with Stunning Views



- Engineered 1,768± Sq. Ft. Garage
- Garage is 2 Levels
- Wood Stoves on Both Levels
- Space for an Apartment to be Added
- Fishing on the River and Many Lakes
- Hunting



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Location



A short 10-minute drive from the historic mountain town of Lake City, Colorado.
Located off State Highway 149.

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



Hunting and Fishing



GMU 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.

Lake San Cristobal **Lake City, CO**

Lake City's namesake was formed hundreds of years ago by a rare natural earthflow called the Slumgullion Slide, which blocked the Lake Fork of the Gunnison River. Lake San Cristobal is the second-largest natural lake in Colorado. A variety of trout live in the cold waters of this lake. You can fish from any of the public access areas of the shore, including those near the lake outlet, and those located on the east side of the lake along County Road 33 at Wupperman Campground, or you can float your boat and fish from the surface. A public boat ramp, dock, and parking area are located part way along the west side of the lake.

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.

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, RedCloud Peak, Sunshine Peak, and Handies Peak.

