

Kebler Pass Retreat
30680 Co Rd 12
Somerset, CO 81434

\$4,500,000
146± Acres
Gunnison County



Kebler Pass Retreat
Somerset, CO / Gunnison County

SUMMARY

Address

30680 Co Rd 12

City, State Zip

Somerset, CO 81434

County

Gunnison County

Type

Hunting Land, Horse Property, Ranches, Recreational Land,
Residential Property, Riverfront, Business Opportunity,
Commercial

Latitude / Longitude

38.9364 / -107.356375

Dwelling Square Feet

7836

Bedrooms / Bathrooms

8 / 6

Acreage

146

Price

\$4,500,000

Property Website

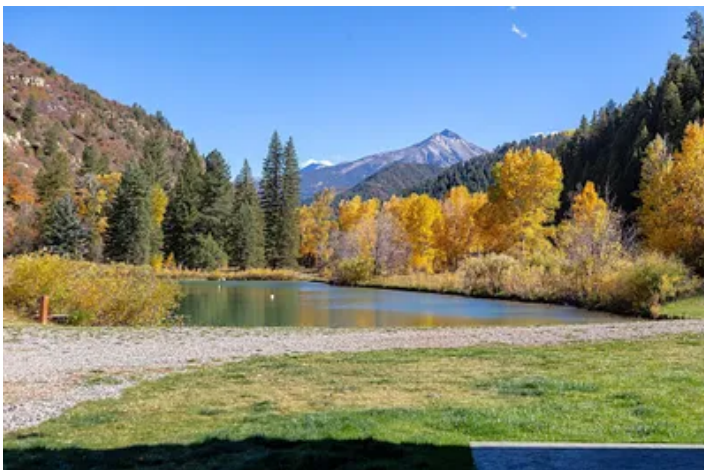
<https://www.mossyoakproperties.com/property/kebler-pass-retreat-gunnison-colorado/92807/>



PROPERTY DESCRIPTION

The River House in Somerset, Colorado, stands as a distinguished mountain property blending rustic charm and modern sophistication. Set in a stunning location on 146 acres at the headwaters of the North Fork of the Gunnison River, this home provides plenty of space for families and groups, and offers direct access to one of Colorado's most prestigious outdoor recreation areas. Main home provides over 7,800sf of living space with 4 bedrooms and 5 bathrooms plus additional rooms that would accommodate guests and a one bedroom, one bath caretaker's apartment attached but separate from the main living area. There is an additional detached log cabin with one bedroom, one bath, and a loft with two beds. Two attached garages providing space for up to five cars or lots of toys. Property is bordered by BLM and National Forest on three sides and features 1,200 ft of both sides of the river and a one acre stocked pond. Direct access to hiking, biking, fishing, horseback riding, and big game hunting in Colorado GMU's 53 and 521. Year round paved access to the property located one mile from Poania Reservoir on the scenic "West Elk Loop" within convenient proximity to Paonia and nearby communities, combining accessibility with a sense of seclusion. Furnishings are negotiable. Adjacent to The River House is the Kebler Corner campground and RV park, owned by the same family and also offered for sale providing an opportunity to combine the properties for a corporate retreat or event center. Located just over an hour to Montrose airport, 90 miles to Grand Junction Regional Airport, 82 miles to Eagle County Regional Airport.

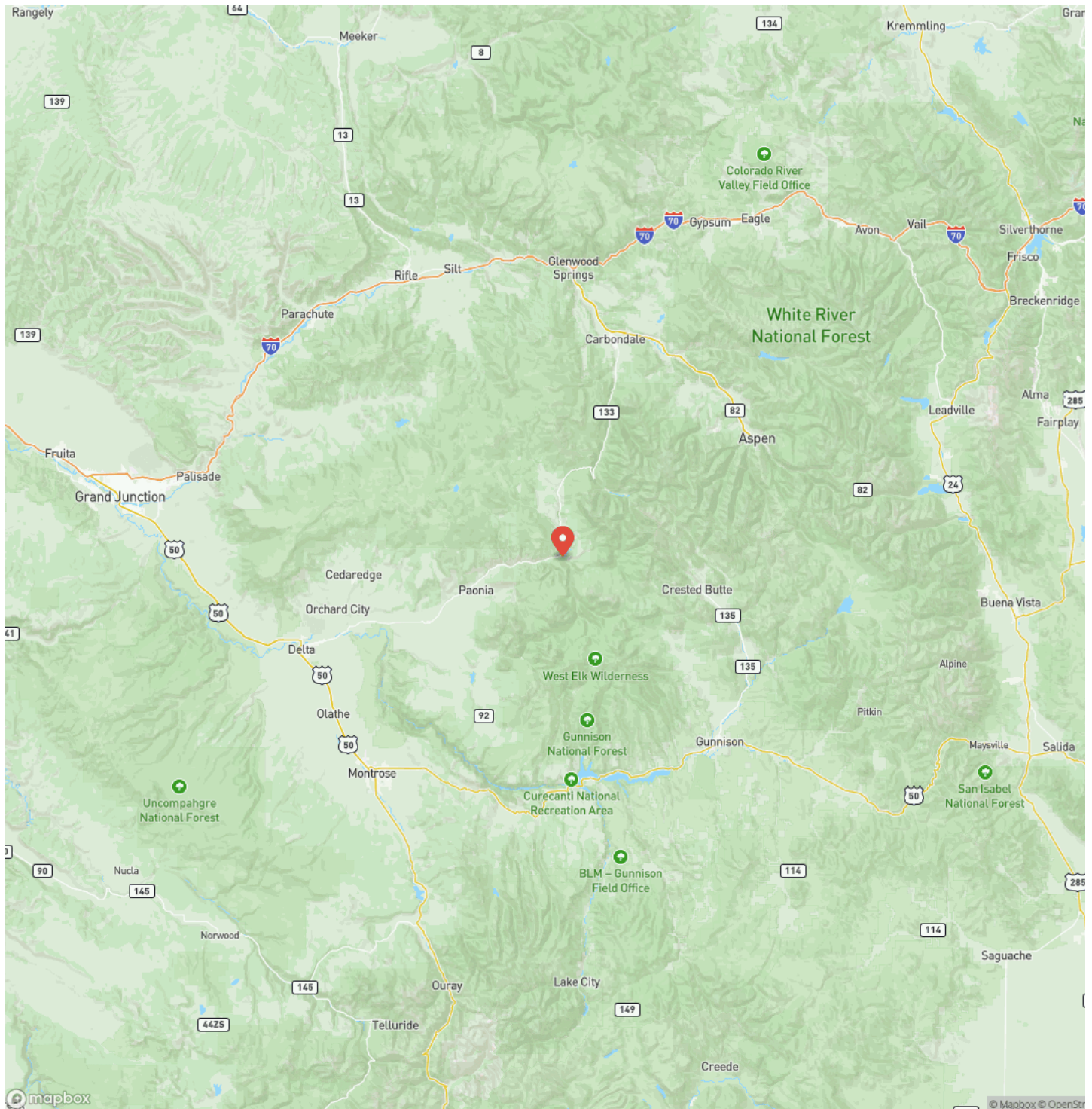
Kebler Pass Retreat
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Locator Map



Locator Map



Satellite Map



Kebler Pass Retreat
Somerset, CO / Gunnison County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jon Adams

Mobile

(719) 207-3666

Email

jon@mountainranchandhome.com

Address

7111 County Road 250

City / State / Zip

NOTES

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DISCLAIMERS

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Mossy Oak Properties Mountain Ranch and Home Brokers

7111 County Road 250

Salida, CO 81201

(719) 207-3666

www.mountainranchandhome.com

