



LAKE FORK RIVER RANCH

COLORADO | HINSDALE COUNTY | LAKE CITY

2,418± ACRES (1,065± DEEDED, 1,388± ACRES IN CLUB MEMBERSHIP) | **\$9,950,000**

Lake Fork River Ranch, a place where anglers gently wade as elk proclaim their autumn-tide serenade. This pristine mountain paradise offers direct river frontage and over 6 miles of world-class trout fishing- all just 10 minutes outside Lake City, Colorado! Beginning at 8,500 feet, the ranch climbs through lowland meadows and trout ponds to evergreen hillsides and aspen-covered creek bottoms. Across this 1,340' elevation gradient roam trophy class elk, deer and black bear. Accentuating the natural sporting capabilities of the property is direct access to remote public land and a membership in the Lake Fork Hunting and Fishing Club (which adds an additional 1,388± accessible acres). Creature comforts are outstanding with two immaculate cabins and immeasurable amenities just minutes away. As a whole family retreat or simply a strong investment, there are few properties that can compete with the Lake Fork River Ranch!



LISTING AGENT: **JOSEPH BURNS**
970.209.4400 | JOEY@EAGLELAND.COM





Vegetation, Elevation, & Topography

VEGETATION

Ponderosa, Pinion, Juniper---	39%
Meadow/Open -----	35%
Dark Timber -----	17%
Irrigatable -----	5%
Aspen -----	3%
Water -----	1%

TOPOGRAPHY

Rolling with sharp drainages

ELEVATION

8,500' to 9,840'



Improvements

MAIN RESIDENCE

Heated SF: 1,172

Bed/Bath: 1/1

Year Built: 1994

Construction: Log

Stories: 1

Roofing: Metal, Propanel

Garage: Detached, 864 SF

HIGH CABIN

Heated SF: 1,903

Bed/Bath: 3/2

Year Built: 2005

Construction: Frame Home

Stories: 1.5

Roofing: Metal, Propanel

BARN

Total SF: 2,889

Year Built: 1999

Construction: Wood

EQUIPMENT SHED

Total SF: 1,955

Year Built: 1999

Construction: Wood



Hunting & Fishing

HUNTING

Hunting potential on the Lake Fork River Ranch is immense. The ranch lies within a migration corridor that funnels elk and deer from the upper San Juans to low-lying wintering ground. Multiple drainages, alongside healthy stands of timber and ample feed, provide an ideal elk habitat. In addition to the deeded acreage, the adjoining 1,388± acres of private land can be hunted through the ranch's membership in the Lake Fork Hunting and Fishing Club. Likewise, vast expanses of public land are accessible from both the main ranch and the high cabin.

LICENSES

The Lake Fork River Ranch is located in Colorado Game Unit 66. This prized unit is renowned for quality elk and mule deer and good draw statistics. In 2023, 71% of applicants (Colorado resident, 2 preference points) were successful in drawing a first rifle bull tag. Likewise, second rifle deer tags had a 100% success rate for Colorado residents with four preference points. Since the property is eligible for landowner vouchers, additional licenses are likely.

FISHING

"I'm planning to fish Lake Fork" is an idyllic utterance that perks the ear of anglers around the globe. A tributary of the Gunnison River, Lake Fork delivers clear mountain water from the San Juan's into Curicanti's Gold Medal fishery. Over a 67-mile course, the Lake Fork propagates one of western Colorado's best fishing experiences. A recent survey conducted by Colorado Parks and Wildlife found that downstream of the Lake Fork River Ranch, the river sported 31 trout (28 browns, 3 rainbows of 14" or greater length) for every surface acre. Density estimates for smaller fish (5" or greater length) place a brown trout every 7.2 linear foot and a rainbow trout every 15.0 linear foot.

Boasting over 6 miles of direct river access fishing (4,100 linear feet of fee-simple river frontage, 2.7 miles of exclusive frontage through fishing club membership, remaining frontage through adjoining public land/fishing easements) and two stocked ponds, the Lake Fork River Ranch is a magnificent angling property. The private ponds, totaling 7.92 surface acres, yield mature brown trout on nearly every cast. Twelve additional ponds and 2.7 miles of exclusive fishing are accessible through the Hunting and Fishing Club which adjoins the ranch's southern boundary.



Locality

The Lake Fork River Ranch is located 5.8 miles (9 minutes) north of Lake City Colorado. Here, the gold-laden San Juan Mountains drew the attention of prospectors in the late 19th century. By 1874, the first permanent structure had been erected to service the local industry. Realization of mineral wealth brought rapid growth to the small smelting community and over 500 additional structures sprung up over the course of just a few years. By 1880, the bustling community included: four churches (First Baptist, Lake City Presbyterian, St James Episcopal, and St. Rose de Lima Catholic Church), a post office, newspaper, fire department, stagecoach, schoolhouse, fully functional Telegraph and even a red-light district. Economic turmoil in the 1890's and closure of the Gold Fleece Mine sounded an abrupt end to ore production. By the end of the Great Depression, the local mining industry had all but been erased.

If gold and silver were worth thousands, then above ground resources are worth millions. As the mining industry waned, the natural beauty of the area brought sportsmen and sightseers from near and far. Rather than shipping the mountains piece by piece to the people, Lake City would bring people to the mountains. Lake Fork and San Cristobal (Colorado's second largest natural lake) became a fisherman's paradise and abundant elk, mule deer, bighorn sheep, bear, and wild turkey drew the eye of sportsmen. Backcountry mining roads soon formed a globally recognized backpacking and off-roading network. Jeep trails such as Engineer, Cinnamon, Imogene, Black Bear, and Corkscrew connect the iconic mountain towns of Lake City, Silverton, Ouray and Telluride.

With the advent of a recreation-based economy came amenities and services that punch well-beyond the weight of most comparatively small towns. Boutique shopping, offroad adventure shops, guiding services, and fine dining replaced mills and smelting facilities. Lake City offers a spectacular getaway, a place where you can have the adventure of a lifetime, a good burger, and enjoy a carefully preserved Victorian town.



Notable Lake City Amenities

DINING

Climb Elevated Eatery
Southern Vittles
Packer Saloon and Cannibal
Grill
Lake City Brewing Co
The Wrangler
Sportsmen's BBQ Station
Tacos Al Corazon
Lake City Bakery
Lake City Soda Co

LODGING

The North Face Lodge
The Matterhorn Motel
The Alpine Moose Lodge

SHOPPING

The Sportsman Fly shop
Dan's Fly Shop
Lake City Auto
and Sports Center
Lake City Loopers ATV Rental
The General Store
Kennedy Dry Goods
Sweet Peas & Co
Multiple mom-pop gift/
souvenir shops





LOCALE

Montrose County (pop. 41,276), in which Montrose is the county seat, is home to the Black Canyon of the Gunnison National Park and Wilderness. This canyon has mountains so steep, the shadows from the sun often make the rock appear black, hence the name.

Ouray County (pop. 4,436), in which Ouray is the county seat, is often referred to as “The Switzerland of America,” with gorgeous snow-capped mountains and rugged terrain. This county is home to the Ridgway State Park, located on the Ridgway Reservoir, along with many other fantastic places to hike, bike, and horseback ride.

Hinsdale County (pop. 781), in which Lake City is the county seat, was named for George A. Hinsdale, a prominent pioneer and former Lieutenant Governor of the Colorado Territory. It is one of the most remote counties in Colorado, covered by mountains – the Continental Divide crosses the county twice. Most of the county is divided among several national forests and the Weminuche Wilderness area.

Gunnison County (pop. 15,324), home to Paonia State Park and the Gunnison National Forest, is named in honor of United States Army officer John W. Gunnison, who surveyed land in 1853 as a captain in the Army Topographical Engineers. The county seat belongs to Gunnison, which contributes the largest populous to the county.

AREA ATTRACTIONS

Montrose, a county seat, has been a hub for agriculture and commerce since the early 20th century and the completion of the Gunnison Tunnel, which brought water for irrigation to the Uncompahgre Valley. Humans have lived here, though, for more than 3,000 years as evidenced by the petroglyphs at the Shavano Valley Rock Art Site. Today, Montrose is a regional center for health care, retail, and entertainment.



MONTROSE, COLORADO



MONTROSE, COLORADO

Ouray likes to call itself the “Switzerland of America” and in fact, this former mining town nestled in a valley surrounded on three sides by steep peaks is as quaintly beautiful as it is historic. Two-thirds of the town’s original Victorian buildings have been preserved. People come to Ouray for ice-climbing and for the natural hot springs.



OURAY, COLORADO



TELLURIDE, COLORADO

Historic and happening, **Telluride** is home to superb winter skiing, a thriving cultural arts scene, world-class restaurants, and more than a few artists, writers, and actors. A former mining town named after tellurium, a metalloid element never actually found here, Telluride is today at the center of southwestern Colorado’s cultural and winter sports scene. A free gondola connects Telluride to Mountain Village at the base of the ski area.



AREA ATTRACTIONS

The Black Canyon of the Gunnison

near Montrose is, as the National Park Service notes, “big enough to be overwhelming and still intimate enough to feel the pulse of time.” With its steep cliffs and rock spires, the canyon tests hikers while fishermen, boaters, and kayakers find challenges on the river.



The “Gateway to the San Juans,” **Ridgway** supports an eclectic arts scene. *True Grit*, starring John Wayne, and *How the West was Won* were filmed in and around this historic mining town and former railroad stop.

Lake City, located in the heart of the San Juan Mountains about halfway between Gunnison and Creede on Highway 149, also designated as the Silver Thread Scenic and Historic Byway, transports visitors back in time. Get lost in the 100-year-old buildings and rich history of the Oregon Trail and the Lake City branch of the Denver & Rio Grande Railroad at the turn of the last century. For those inclined to stay in the present, year-round adventure awaits – snowmobiling, skiing, ice climbing in the winter; kayaking, river rafting, camping, hiking, climbing in the spring and summer; and spectacular “color tours” in the fall. Area attractions include the Alpine Loop Scenic Byway and Lake San Cristobal.

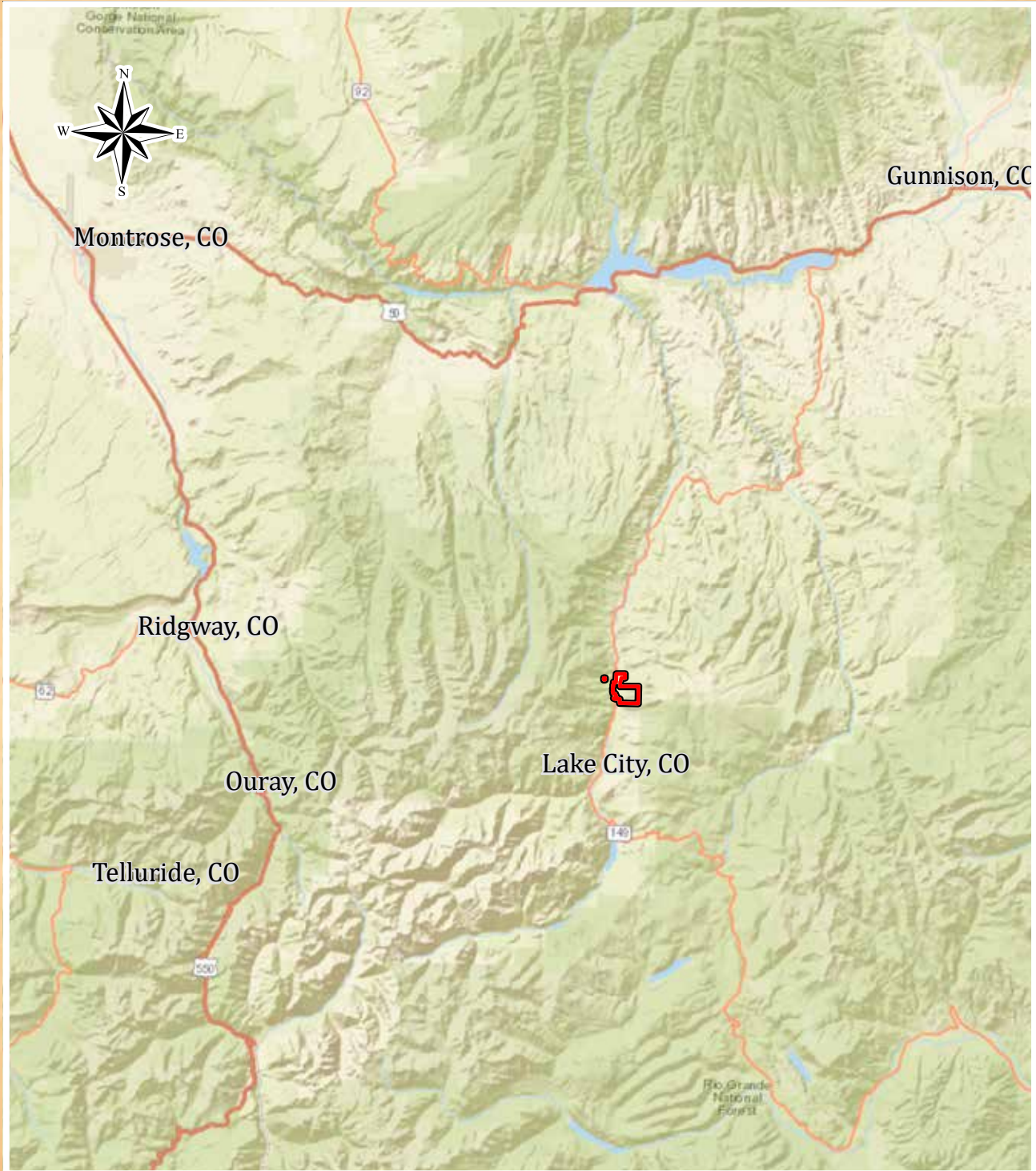


STATE MAP



MAPS BY: LAND INFORMATION SYSTEMS LLC | 970.209.4400

REGIONAL MAP



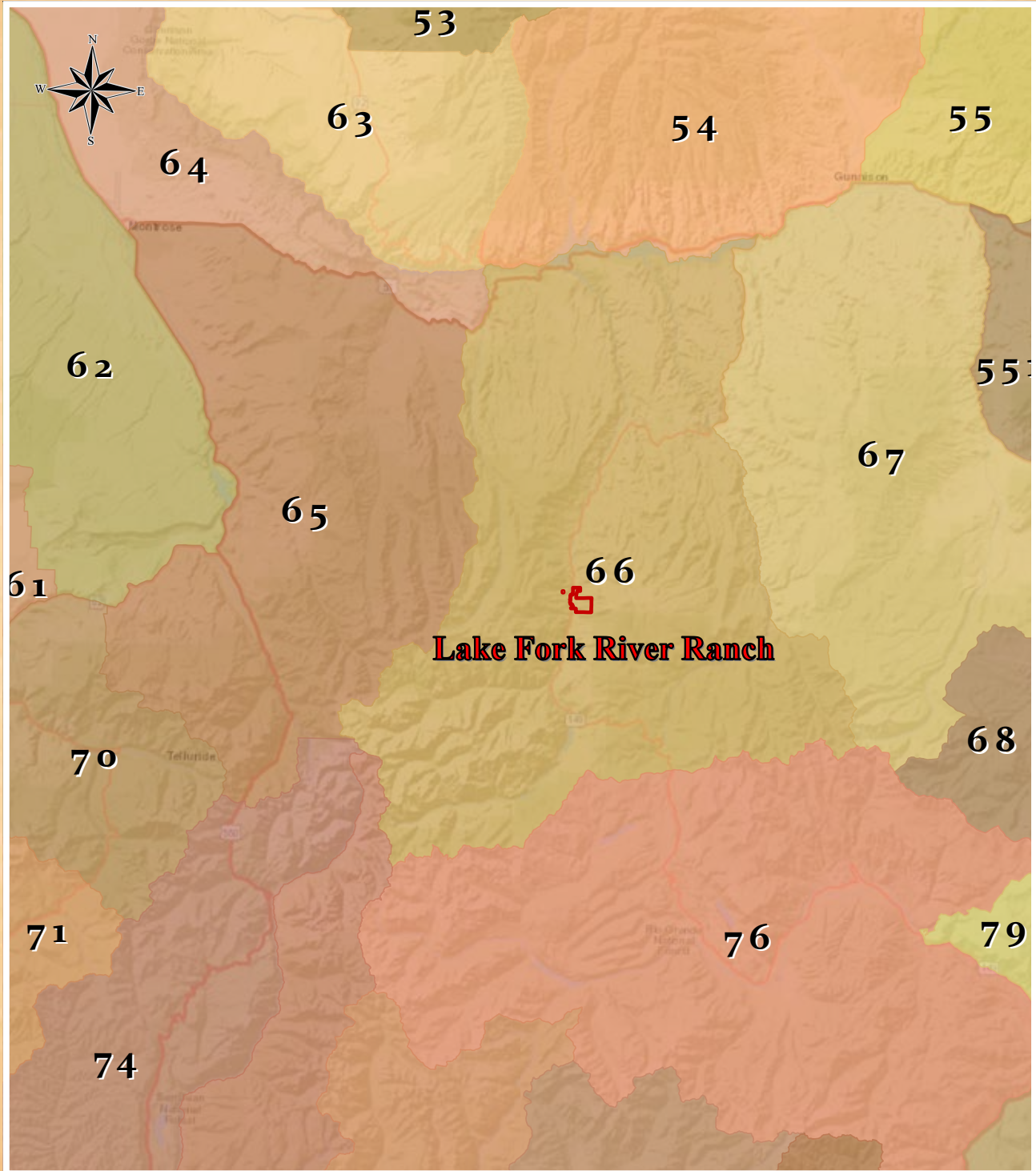
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LOCATION MAP



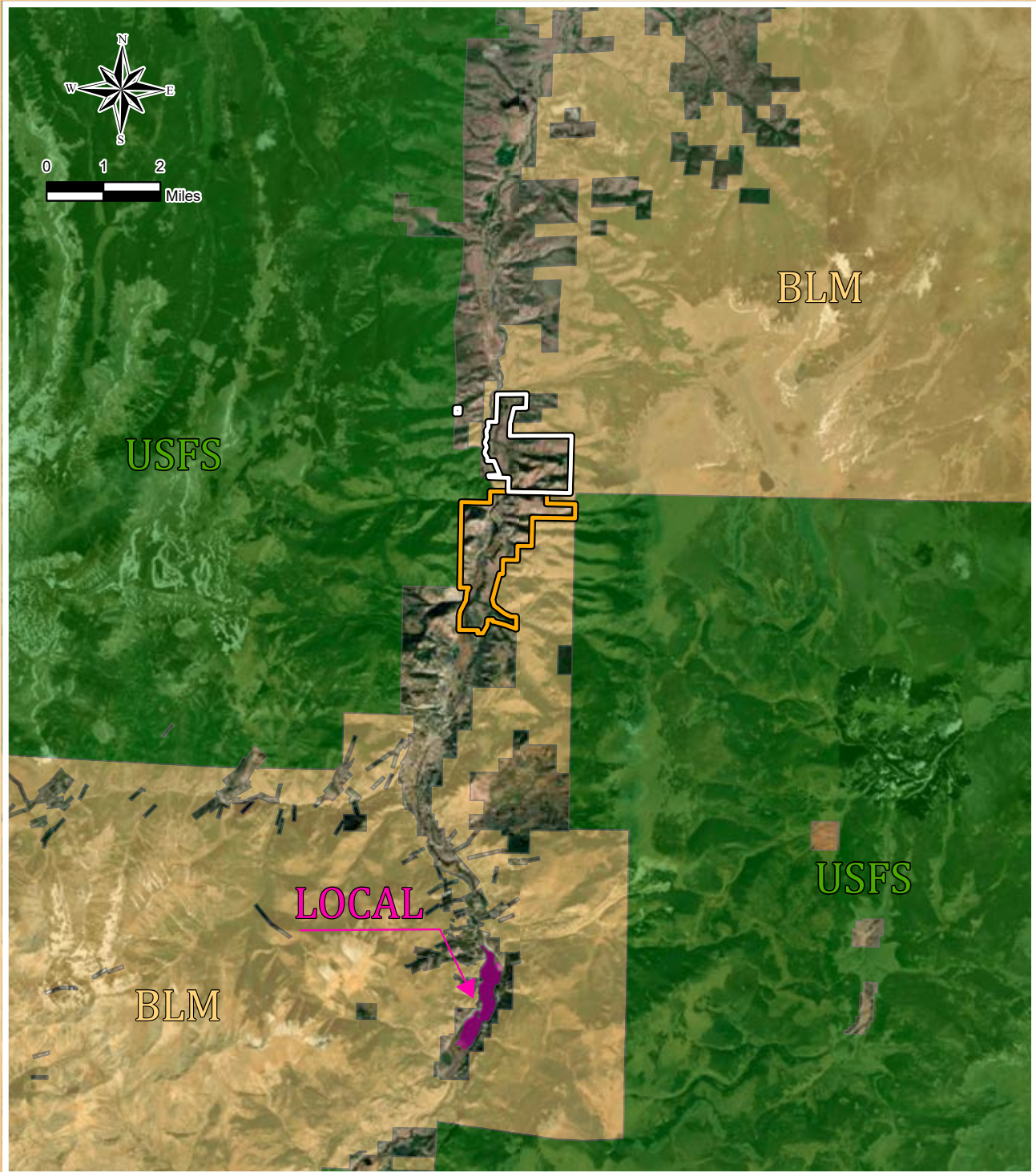
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GAME UNITS MAP



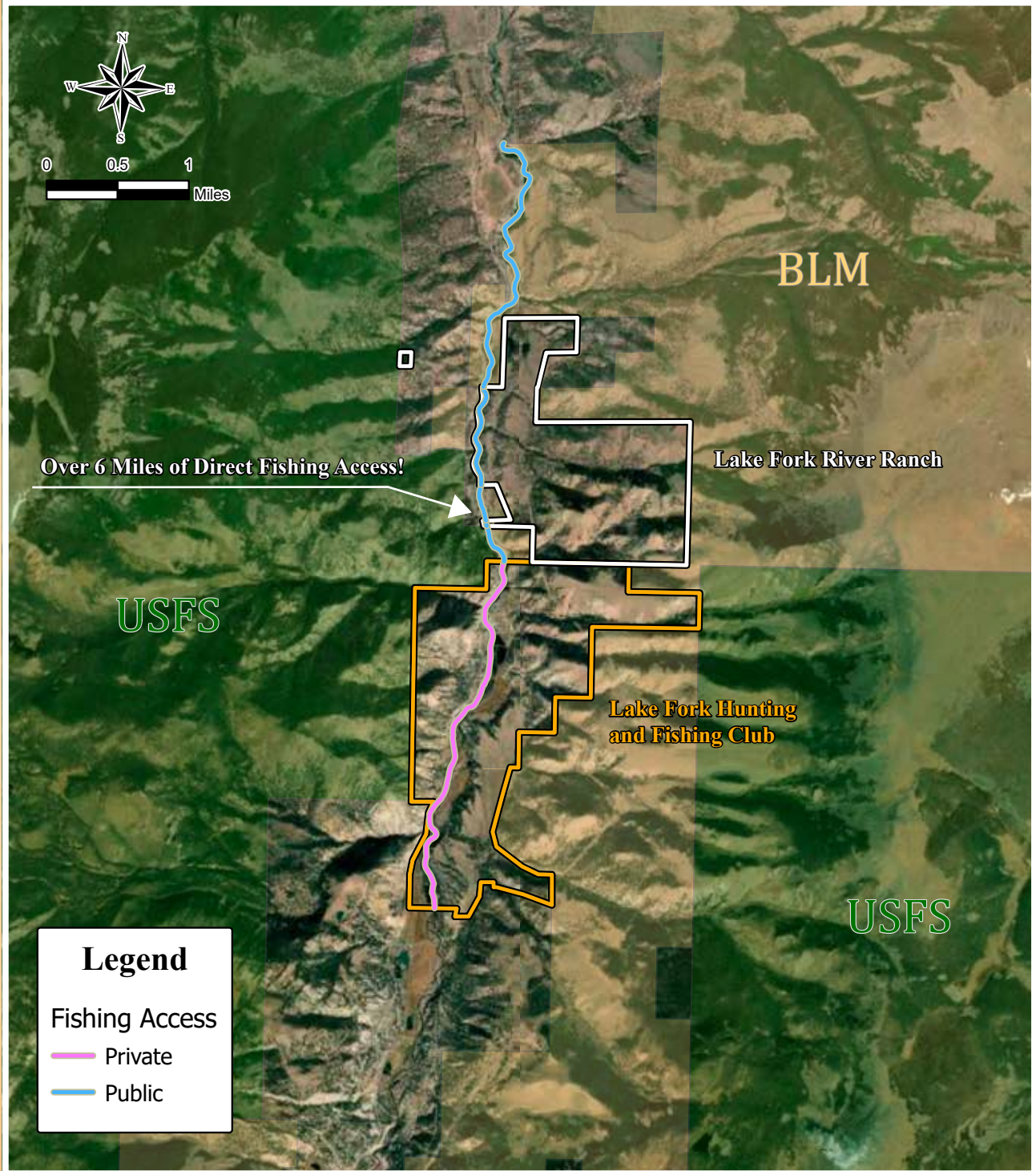
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PUBLIC LANDS MAP



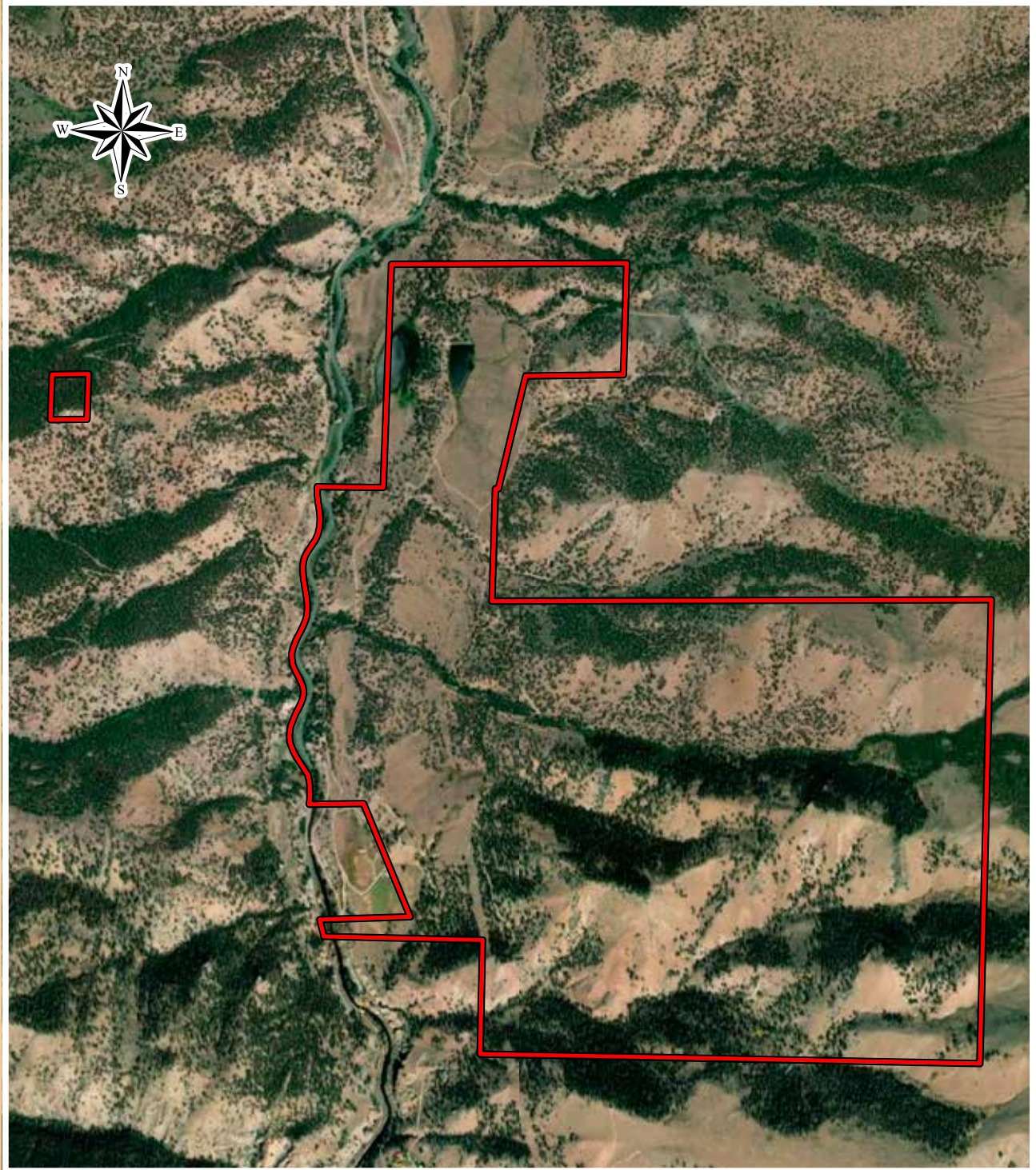
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FISHING MAP



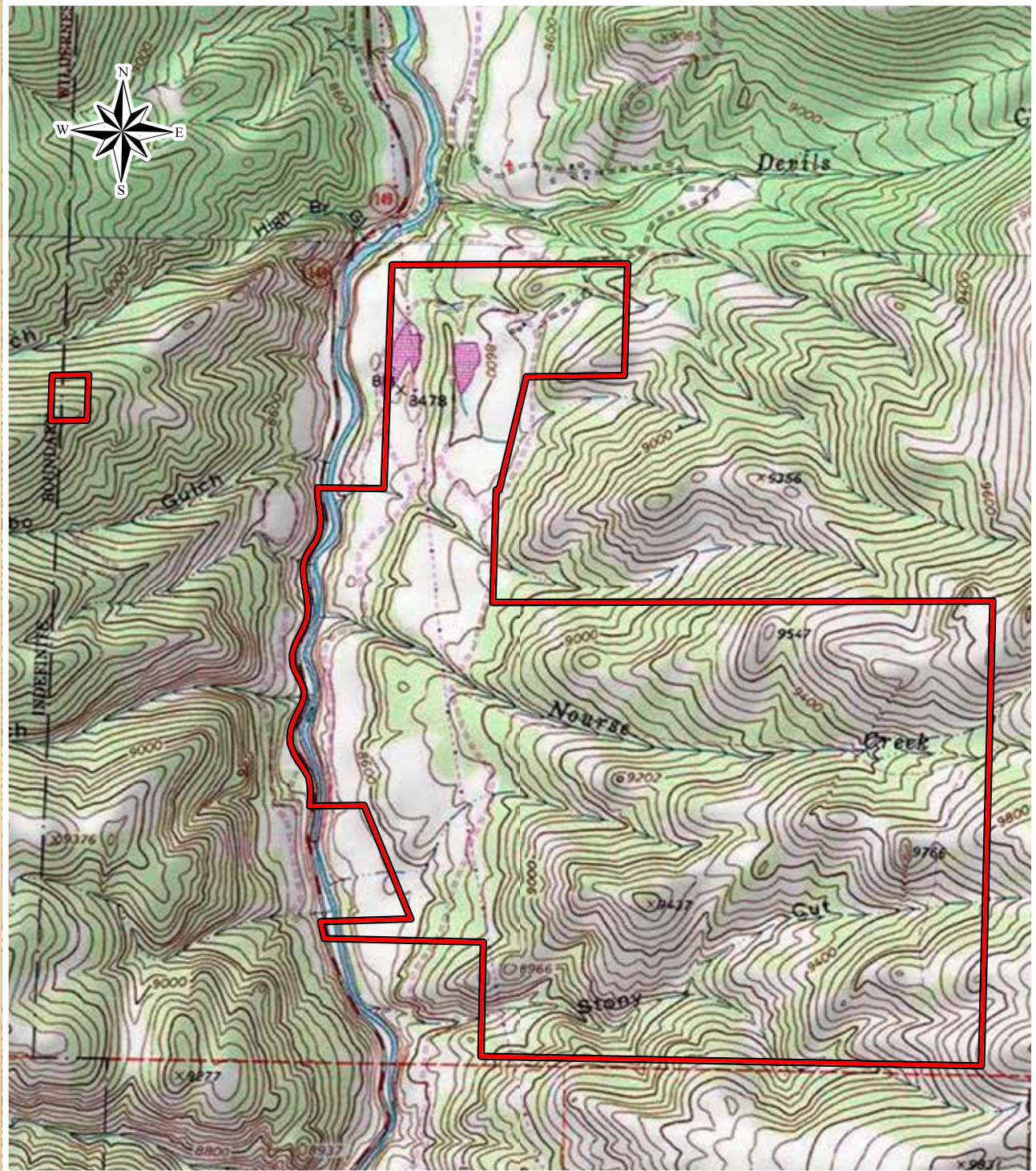
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AERIAL MAP



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TOPOGRAPHY MAP



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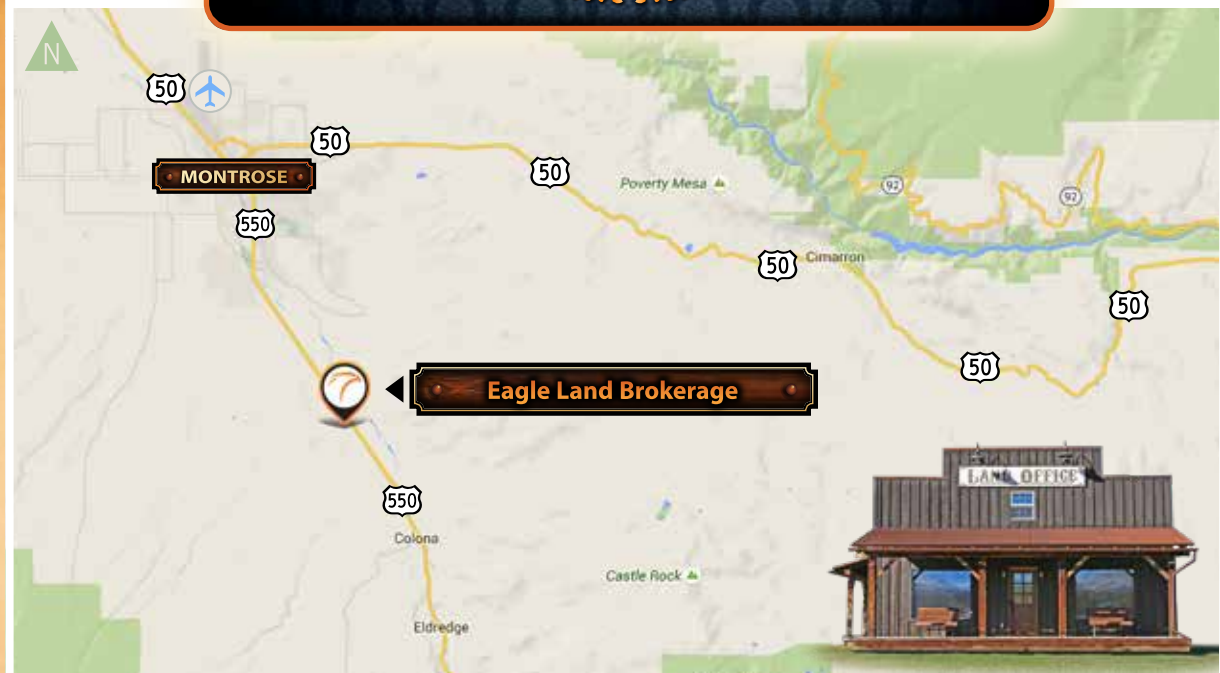
EAGLE LAND BROKERAGE

Oftentimes it is hard to describe in words the beauty of Western Colorado and all that it offers. From the rugged snow-capped peaks of the Rocky Mountains, to the lush green farms that cover the valley floor, it's easy to say there is nowhere else like it on earth. It's truly a place of un-surpassing beauty and life.

For the past 24 years we have had the honor of helping our clients become a part of this incredible place we call home. Eagle Land Brokerage was established with a very simple philosophy: we would be a Real Estate Company that focuses on our clients' buying and selling needs of ranch and recreational properties in Western Colorado and that we would provide them with the best possible information, service and experience the ranch market has ever seen. Our clients will testify ... we have reached our goal! We look forward to earning your business.

While it took some time to get established, this unique Colorado ranch real estate office has been responsible for some of the largest land transactions in the region. Our closed sales now rival a half billion dollars. **A lot of brokers claim to be ranch specialists - our numbers prove we are the ranch specialists.**

OFFICE LOCATION: 21263 HWY 550, MONTROSE, COLORADO



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WHAT IT MEANS TO BE AN



MEMBER BROKER

American Farm & Ranch is a team of highly successful marketing and land specialists whose sales rank in the Top 10 nationally. They enjoy exceptional growth due to the quality of service and the value they create for buyers and sellers of rural real estate. **Eagle Land Brokerage** is proud to be part of the team.

The American Farm & Ranch website design offers an uncluttered, refined approach that allows visitors to search for rural real estate with high-resolution photography, mapping and video presentations without the bombardment of advertisements.

The Member Brokers consistently achieve strong and measured results by working with qualified buyers and bringing the best rural properties to market.

Their broker network, leadership within industry organizations and marketing finesse complement their integrity, honesty and thoroughness in representing buyers and sellers of rural real estate. Their ever-growing national presence places the American Farm & Ranch (AFR) Member Brokers at the forefront of the market. Globally and domestically, AFR is setting the new standard for serving the rural real estate community.

From agricultural farms and livestock ranches, to equestrian estates, sporting properties, timber land and recreational ranches, the AFR Member Brokers are changing the way rural real estate is sold.

AN ALLIANCE OF THE COUNTRY'S BEST BROKERAGES

FARM & RANCH CATEGORIES

American Farm & Ranch and their Member Brokers have created a system for categorizing rural real estate. This system is designed to help buyers find exactly what they are looking for using six simple categories. The categories are **EQUESTRIAN, RECREATION, TIMBER, SPORT, RANCH** and **FARM**. Some properties may only fit into one category whereas others may fit into a few or even all the categories.

The colored blocks below represent the six different categories.



LAKE FORK RIVER RANCH

The Lake Fork River Ranch falls mainly into the following categories:

Recreation, Sport, and Ranch.



In Colorado, Buyers should be aware that different real estate brokerage relationships are available which include seller agency, buyer agency or transaction-brokerage.

BROKERAGE DISCLOSURE TO BUYER

DEFINITIONS OF WORKING RELATIONSHIPS

SELLER'S AGENT:

A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

BUYER'S AGENT:

A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

TRANSACTION-BROKER:

A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

CUSTOMER:

A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

Please contact Eagle Land Brokerage for a complete discussion of potential working relationships for this property. A written relationship disclosure will be provided to a prospective buyer prior to engaging in brokerage activities as defined by the Colorado Real Estate Commission.



LAKE FORK RIVER RANCH

COLORADO | HINSDALE COUNTY | LAKE CITY

2,418± ACRES (1,065± DEEDED, 1,388± ACRES IN CLUB MEMBERSHIP) | \$9,950,000

Joseph Burns of Eagle Land Brokerage is the exclusive agent of the Sellers. | 970.209.4400 | JOEY@EAGLELAND.COM

Eagle Land Brokerage is acting as a Seller's Agent and will cooperate with other agents acting as a Transaction Broker or Buyer Agent only.

NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced and may simply represent the view from the property or local area attractions or locations.



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