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Property Guide



In celebrating 40 years, we extend heartfelt appreciation to our clients & community.
Lake City, Colorado | www.hallrealty.net



Acreage



END OF THE ROAD RETREAT

Outstanding views of Round Top and Red Mountain from this 0.90+/- acre parcel. Located in Hinsdale County, very private, yet close to town. Water and sewer available. Excellent building site overlooking Pete's Lake and the town. \$90,000 MLS#1658



LAKE CITY HEIGHTS

A mountain subdivision with magnificent views, plenty of southern exposure and seclusion overlooking Lake City. Well and septic required. Power and phone available.

Lot 29	4.51+/- acres/well	\$140,000	MLS#745226
Lot 30	3.43+/- acres	\$140,000	MLS#745224
Lot 34	1.57+/- acres/well	\$220,000	MLS#4912



NORTHSIDE HEIGHTS

Small, secluded subdivision located within the Town of Lake City with stunning 360 degree views. City water and sewer available.

Blk 46A/Lot 11/Tract F	0.70+/- acre	\$ 69,900	MLS#4784
Blk 46A/Lot 4	0.42+/- acre	\$ 64,900	MLS#743009

TOWN LOTS

Town of Lake City	Blk 2/8-13	\$180,000	MLS#2786
Town of Lake City	Blk 3/11-13	\$105,000	MLS#3754
Town of Lake City	Blk 10/7-9	\$ 75,000	MLS#743847
Town of Lake City	Blk 15/1-4	\$120,000	MLS#744532
Town of Lake City	Blk 17/21-24	\$ 99,900	MLS#14265
Town of Lake City	Blk 22/21-24	\$120,000	MLS#738505
Town of Lake City	Blk 29/23-28	\$140,000	MLS#744594
Town of Lake City	Blk 31/25-26	\$ 47,500	MLS#715289
Town of Lake City	Blk 53/26-28	\$ 79,000	MLS#745564
Town of Lake City	Blk 57/11-12	\$ 50,000	MLS#746448
T-Mountain View	Lot 34 0.50+/- acre	\$ 59,000	MLS#4516
Wade's Addition	Blk 2/9-12+/river	\$239,000	MLS#745996

Front cover image by





EAGLE'S NEST PARCEL

Gorgeous building site overlooking the Town of Lake City with unsurpassed south facing views of Round Top and Red Mountain. A small creek runs through a corner of the property and water is available. Septic required. County RAD 1 zoning allows for multiple uses. \$154,500 MLS#3529



PARCEL OVERLOOKING PETE'S LAKE

With just under 2 acres of land located within Hinsdale County just outside of the Town of Lake City offering absolutely incredible views overlooking the wildlife hot spot of Pete's Lake and the Town of Lake City. Surrounding mountain views in all directions including Round Top and Red Mountain as well as looking west towards Slaughterhouse Gulch. This is the perfect spot to build your Colorado dream home. \$155,000 MLS#5256



SAN JUAN MEADOWS

Beautifully wooded interior 1.10+/- acre lot with river frontage. Approximately one mile of semi-private fishing on the Lake Fork of the Gunnison River. Year round access with community water system. Septic required. \$250,000 MLS#723318



SAN JUAN RANCH ESTATES

Situated on the mountainside offering protective covenants, great views and approximately one mile of semi-private fishing on the Lake Fork of the Gunnison River. Private pond and outdoor pavilion for members. Central well system in place. Septic required.

Lot 35	1.00+/- acre	\$ 89,500	MLS#722090
Lots 39 & 41	2.42+/- acres	\$130,000	MLS#727778
Lot 46	3.21+/- acres	\$ 99,000	MSL#746350
Lot 47	0.48+/- acre	\$ 51,500	MLS#4965
Lot 93	0.79+/- acre	\$ 95,000	MLS#717122



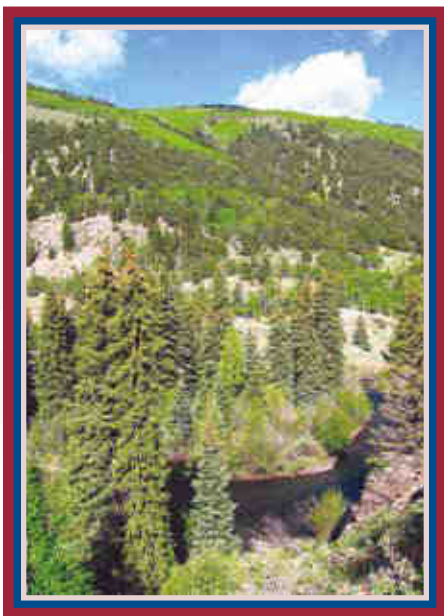
SAN JUAN SPRINGS

Quiet subdivision just north of Lake City and close to town. Wonderful views with some covenants in place and central water system. Septic required.

Lot 19	1.20+/- acres	\$ 99,000	MLS#3326
Lot 21	1.79+/- acres	\$ 50,000	MLS#2023

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PARK CREEK

Quiet subdivision just south of Lake City with some covenants in place. Well and septic required.

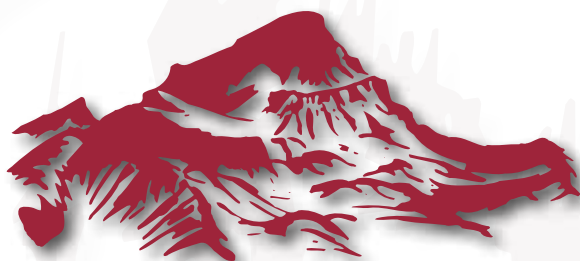
Lot 27	1.20+/- acres/well	\$ 99,500	MLS#746170
Lot 30	6.23+/- acres/500+/- ft. river frontage	\$220,000	MLS#734005



PARK CREEK WEST

Great views of surrounding mountains and overlooks the Lake Fork of the Gunnison River. Wells in place. Septic required.

Lot 11	1.72+/- acres	\$ 95,000	MLS#730717
Lot 13	1.09+/- acres	\$ 69,000	MLS#4677



ALPINE VISTA

Small subdivision on the beautiful Alpine Loop with year round access off CR 30. Bordered by National Forest with magnificent views of the nearby San Juan Mountains. Aspen and spruce forest with secluded and private appropriately sized lots. Individual wells, electric and phone available, driveway in place plus suggested building sites for your mountain dream home.

Lot 1	2.75+/- acres	\$199,000	MLS#1106
Lot 2	3.62+/- acres	\$225,000	MLS#1070
Lot 3	2.39+/- acres	\$199,000	MLS#1071
Lot 5	2.67+/- acres	\$235,000	MLS#1072
Lot 8	2.01+/- acres	\$179,000	MLS#737241



BENT CREEK

Located on the Alpine Loop with year round access off CR 30. Subdivision is bordered by Public Land and close to the Lake Fork of the Gunnison River. Central water system in place and underground utilities to lots.

Lot 11	0.70+/- acre	\$ 82,000	MLS#4132
Lot 12	0.83+/- acre	\$ 82,000	MLS#4133



VICKERS ENTERPRISES RANCH ESTATES

Incredible views in all directions with Lake Fork of the Gunnison River access and/or frontage and borders Public Land. Wells are in place. Septic required.

Blk 1/Lot 3	1.27+/- acres Well/septic	\$ 145,000	MLS#745792
Blk 1/Lots 6 & 7	2.04+/- acres	\$ 220,000	MLS#4370



SILVER LEAF LODGE CLAIM

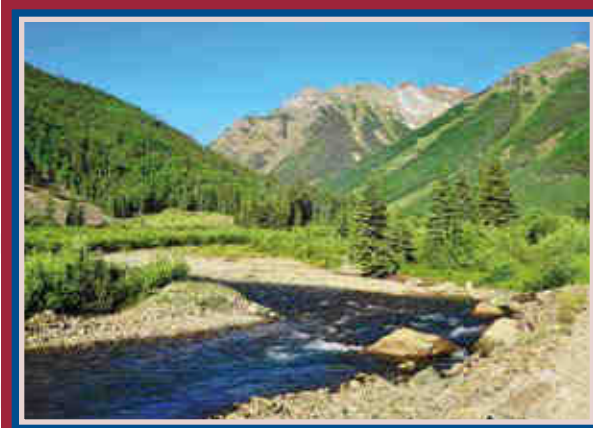
19+ acres located just 1 mile from the Historic Mining Town of Lake City, Colorado. Property has year round access, with power to the property, a well already drilled, and numerous building sites to choose from. Incredible views from all potential home sites. Henson Creek runs through the property for your own private fishing. Truly must see to fully appreciate. \$585,000 MLS#735833



CAPITOL CITY

These high mountain lots are located in the historic Capitol City Townsite. Seasonal access via the Alpine Loop (CR 20). Gorgeous mountain views, abundant wildlife and near Henson Creek.

Blk 9/Lot 1	0.18+/- acre	\$ 24,500	MLS#744566
Blk 16/Lots 1-2	0.50+/- acre well & septic tank	\$125,000	MLS#746173



CAPITOL CITY PARCELS

Own a piece of Colorado history in the magnificent high mountain wilderness of the breathtaking Henson Creek Valley. These parcels are situated in the abandoned historic Capitol City Townsite. Only 10 miles from Lake City with seasonal access via the scenic Alpine Loop (CR 20). Gorgeous mountain views, abundant wildlife and near Henson Creek. Alternative energy source, well and septic only.

Parcel 1	6.94+/- acres	\$ 50,000	MLS#744368
Parcel 3	3.44+/- acres	\$ 145,000	MLS#744370
Parcel 4	4.38+/- acres	\$ 165,000	MLS#744371
Parcel 5	2.91+/- acres	\$ 75,000	MLS#744373
Parcel 6	3.98+/- acres	\$ 95,000	MLS#744374
Parcel 7	1.94+/- acres	\$ 70,000	MLS#744375
Parcel 8	27.39+/- acres	\$ 375,000	MLS#744376
Parcel 9	3.49+/- acres	\$ 65,000	MLS#744377



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MINER'S CABIN

This is your typical seasonal log cabin built in the 1940's that still has that "mining camp" charm. Solid log, inside and out, you feel as if you have stepped back in time. Cabin is situated on 2 1/2 Town lots with a couple of out buildings on the property. Cabin is located within the National Historic Preservation District of Lake City. Most furnishings included with the sale. \$138,000 MLS#735967



MAY'S FOLLY

Cute Victorian style cabin located in the National Historic Preservation District and within easy walking distance to downtown Lake City. Cabin offers 656+/- sq. ft. with 2 bedrooms, 1 bath and large storage room/workshop. Home will be sold furnished and ready to enjoy. Good potential for rental income and currently in the vacation rental market with Hall Realty, Inc. \$154,000 MLS#12085



T-MOUNTAIN VIEW CABIN

Spectacular views in all directions. Located on a 0.28+/- acre lot, this original log cabin built in the 1930's was remodeled in the 1980's and offers 1,223+/- sq. ft. with 2 bedrooms, 1 bath, with propane and electric heat. Additional amenities include upper and lower decks with an attached carport. \$155,000 MLS#718798



PARK STREET CABIN

Cute cabin in the quiet Wade's Addition area of Lake City. Situated on 2 lots with beautiful mountain views, great solar exposure and year round access. Partially renovated in 2015, the cabin offers 1,184+/- sq. ft. with 2 bedrooms, 1 & 3/4 baths, open kitchen/dining/living area, partially covered Evergreen deck and fenced back yard with firepit, powered detached workshop building and storage shed. Additional amenities include new laminate flooring, recessed lighting, granite tile counters in kitchen, new windows on east side of living room, efficient Rinnai heater and new tiled master shower. Cabin will be sold furnished and ready to enjoy. \$239,999 MLS#745235



HISTORIC CABIN ON HENSON CREEK

Perfect starter or vacation home situated on the equivalent of 4 lots a "stones throw" from the newly enhanced Henson Creek. Remodeled in the 1990's with new foundation, plumbing and electrical. Home offers 1,155+/- sq. ft. with 2 bedrooms plus loft, 1 bath, open kitchen/dining/living area, wood burning stove, front & back decks and large yard. Conveniently located near walking trails, Memorial Park and downtown Lake City. \$250,000 MLS#733160



HENSON STREET DUPLEX

Great vacation rental business opportunity in a summer season tourist based economy. Cute duplex situated on 3 Town lots located near Henson Creek, Memorial Park, walking trails, restaurants, shopping, Town park and Lake Fork of the Gunnison River. Each duplex unit offers 1 loft bedroom, 1 bath and open kitchen/dining/living area with privacy doors adjoining the units. South unit has a fireplace insert. Year round access with fenced yard offering privacy and great mountain views. Enjoy Colorado summers and offset your expenses by renting out 1 unit. \$250,000 MLS#736850



VICTORIAN DRIVE HOME

Custom Rocky Mountain year round or vacation home. With 3 bedrooms, 3 baths and a grand bonus room there is plenty of space for the entire family and all your guests. This fine home has all the amenities including ceramic tile in the kitchen and baths, hardwood flooring & carpeting throughout. The open kitchen features natural hickory cabinets, stainless steel appliances and breakfast bar with sleek pendant lighting. Multiple heat sources including propane, electric and wood burning stove. Secluded downstairs bonus room that could be used as a studio, media room or "man cave" with adjoining efficiency kitchen, full bath, utility room and attached 2-car garage. Situated on a very quiet street and within walking distance of Gunnison Avenue. \$337,500 MLS#745533



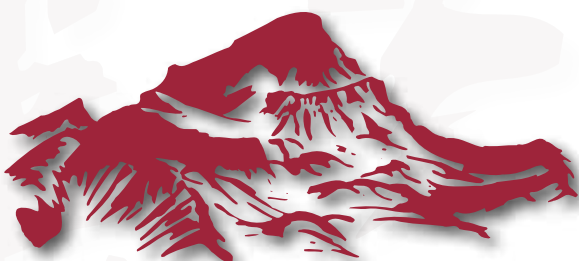
QUALITY LAKE CITY COTTAGE

Located on the north side of Lake City and close to Pete's Lake is this stunning 1,711 +/- sq. ft. cottage with 3 bedrooms and 3 full baths. Downstairs bedroom is an excellent choice for a home office or playroom. Built with quality and convenience in mind, this one-of-a-kind cottage boasts a bright kitchen with custom cabinetry, separate dining room, living room centered around a wood stove, laundry room, full bath & closet downstairs while 2 more bedrooms and baths are upstairs. Backdrop of the breathtaking San Juan Mountains in the background. This is it! \$325,000 MLS#743954



WATER STREET HOME

This year round 2-story home is located in the Ball Flats area of Lake City and situated on 4 Town lots. Offering 1,455 +/- sq. ft. with 3 bedrooms, 2 baths, open kitchen/dining/living area, vaulted ceilings, efficient Rinnai heater, wood burning stove, all new windows and attached 1-car garage. Wonderful landscaped yard with fenced area and views of Round Top and T-Mountain. Within walking distance to the Lake Fork of the Gunnison River, walking trails, 5th Street pedestrian bridge, Lake City Community School, Town park, restaurants and shops. Great family home or vacation retreat. \$349,999 MLS#744692



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SCOTT VICTORIAN

Charming Victorian conveniently located in downtown Lake City, zoned Tourist and within walking distance to shops, restaurants and the Town park. Beautiful knotty pine paneling & cabinets, landscaped yard, covered back porch and upper and lower decks with fabulous south facing views of Round Top and Red Mountain. Original hand hewn logs are exposed on the interior and original hardwood floors have been beautifully refinished. New tankless hot water heater installed in 2017. Owner's furnishings are included in the price. \$349,999 MLS#9616



PINE STREET HOME WITH VIEWS

Great year round home situated on 4 Town lots in the Ball Flats area of Lake City. The remodeled home offers 2 bedrooms, 1 & 3/4 baths, open kitchen/dining/living area, in-floor heat, wood burning stove, oversized utility room, walkout finished basement, attached 1-car garage and fenced English garden. Additional features include highly efficient stucco exterior, Pella triple pane windows, Saltillo tile floors, T&G beetle kill ceilings, granite counter tops, butcher block island, Thermadore induction cook top & convection/conventional oven, tankless hot water heater, additional pantry/storage area and enclosed workshop in basement. Wonderful family residence with views of Round Top, T-Mountain and the valley. \$375,000 MLS#735644



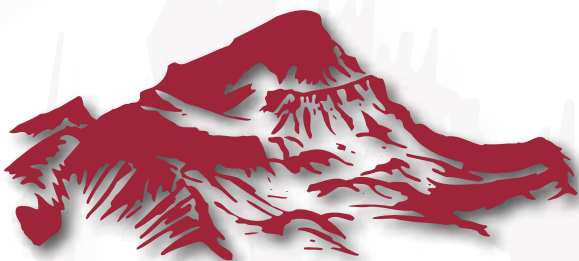
BEAUTIFUL HOME IN LAKE CITY NORTH

This cedar log home sits on a 0.39+/- acre lot and offers 3 bedrooms, 3 baths, open kitchen/dining/living area and attached 1-car garage. Lots of custom features throughout the home, ceramic tile floors in kitchen and baths, and large south facing deck. Heated with an energy efficient electric thermal heat storage system and a wood burning stove. All appliances are included. Great vacation rental history and currently with Hall Realty, Inc. \$360,000 MLS#8892



PARK STREET RESIDENCE & APARTMENTS

Rare opportunity and priced to sell. Live in a beautiful, casually elegant home and have separate space for your guests and/or rental/business income. Located in Wade's Addition, the 1 1/2 story main residence offers 1,535+/- sq. ft. with 1 bedroom, 1 bath, open renovated kitchen/dining/living area, laminate wood flooring, propane stove, vaulted T&G ceilings, upstairs open master bedroom suite with 3/4 bath, sitting area, balcony with mountain views, and office/craft area. Beautifully landscaped fenced front yard with dry creek bed. The detached building offers 2 furnished spaces currently being used as apartments. Downstairs offers 1 bedroom, 3/4 bath with open kitchen/living area, in-floor heat plus Rinnai heater and screened in porch. Upstairs offers 2 bedrooms, 2 full baths, kitchenette, living area, electric heat and large private double sided deck. County zoning allows for multiple uses. Seller's attention to detail and immaculate maintenance will be much appreciated. \$407,000 MLS#734471





SPRUCE STREET FAMILY RESIDENCE

Custom built 2-story family home situated on 3 beautifully treed lots in the Wade's Addition area of Lake City. Year round residence was completed in 2015 and offers 2,320+/- sq. ft. with 5 bedrooms, 2 full baths & one 3/4 bath, open kitchen/dining/living area, den with private entrance, additional loft living area, second story master with full bath and private balcony, and partially covered oversized wood deck and exterior hot tub. Additional amenities include plenty of double pane windows to enjoy the mountain views, natural light and passive solar gain, 5 burner gas stove/oven, custom butcherblock kitchen island with dining bar, air exchange system, tankless hot water heater, wood burning stove and efficient propane fueled forced air heat. The mature evergreen, aspen and cottonwood trees offer privacy and yet you are within walking distance to the Lake Fork of the Gunnison River, Memorial Park, walking paths, restaurants, shops and the highly accredited Lake City Community Schools. County zoning will allow for a small professional office or business. \$435,000 MLS#744328



WELL BUILT BALL FLATS HOME

This well maintained home is centrally located and has easy access year round. This 2 bedroom, 2 bath with a nice loft area for an office or bonus sleeping area. Downstairs has a large open plan with a big kitchen, dining area and living room. Also has a large craft/hobby room and lots of storage. Home is very well built and insulated 6" walls make it very efficient and cozy year round. Garage has been converted to a shop/workroom but could turn back into a garage easily. Nice semi enclosed front porch perfect for enjoying the cool Rocky Mountain evenings. Large front fenced garden and flower beds. Alley access to the backyard with room for parking your RV, trailer, toys etc. \$449,000 MLS#746102



FOOTE - VICKERS VICTORIAN

This beautiful Victorian was once considered among the most lavish in Lake City. The residence sits on 7 lots and was originally built in 1880 and remodeled 100 years later. Offering 2,617+/- sq. ft. with 3 large bedrooms each with private bath, powder room, large kitchen, separate dining room, 2 living areas, covered front porch, screened back porch and detached over sized 2-car garage. Additional amenities include 14 inch brick walls, beautiful oak hardwood floors, tall ceilings, Lalique Victorian chandelier, tall bright windows, electric & propane heat and wood burning stove. Zoned Tourist. Wonderful year round family home, vacation retreat or Bed & Breakfast Inn business opportunity. \$475,000 MLS#731749



LAKE SAN CRISTOBAL LOG CABIN

Great log cabin with incredible views of Lake San Cristobal and the Continental Divide of the San Juan Mountains. The custom log home sits on a 1.0+/- acre lot with year round access off CR 33 and near the scenic Alpine Loop. The cabin offers 2,518+/- sq. ft. with 2 bedrooms, 2 & 3/4 baths, oversized loft bedroom with wood burning stove, open kitchen/dining/living area, T&G ceilings, custom log features, built-in dining area, 3 efficient Rinnai heaters, custom moss rock fireplace in living area, main floor master bedroom with custom moss rock fireplace and private loft area, utility room, wonderful south facing decks and a detached 1-car garage. Home has a strong seasonal vacation rental history. Great full time family home, vacation retreat or investment property located in the heart of southwestern Colorado. \$549,000 MLS#741748

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THE "HIDDEN GEM WITH RIVER VIEWS"

Great investment property for a builder... this "Hidden Gem" is an in-town property with unobstructed views of the Lake Fork of the Gunnison River. Located near the confluence of Henson Creek and the Lake Fork of the Gunnison, this property consists of enough land to build 3 or 4 more homes! The older cabin is a furnished 1 bedroom, 2 bath home containing approximately 1,651/- sq. ft. A wonderful picnic pavilion, bunk house and several storage buildings, private well and town sewer. \$595,000 MLS#745464



LAKE FORK ESTATES LODGE STYLE LOG HOME

Very rare opportunity to own a beautifully remodeled hunting lodge style log home on a 3/4 acre lot in the highly desirable Lake Fork Estates Community. This Rocky Mountain home offers 3,467+/- sq. ft. with 5 bedrooms and 5 1/2 baths. Beautiful native moss rock fireplaces in the great room plus 2 of the bedrooms. Gorgeous original oak floors, large utility/mud room, private office, large TV/sitting room. Nicely updated kitchen with stainless steel appliances, custom pine cabinets & tile countertops. Large oversized 2-car heated garage. Bonus room off the garage with large sauna and shower/bathroom. Fully landscaped yard with sprinkler system. Home will be sold mostly furnished. Perfect for large family gatherings in the beautiful Colorado Rockies. Owners will sell their 1/3 interest in Ranch #9 of the Exclusive Lake Fork Hunting & Fishing Club upon a successful closing on the home. One of the Best Private Clubs for trophy hunting & fishing in the San Juan Mountains of Southwestern Colorado. \$595,000 MLS#744357



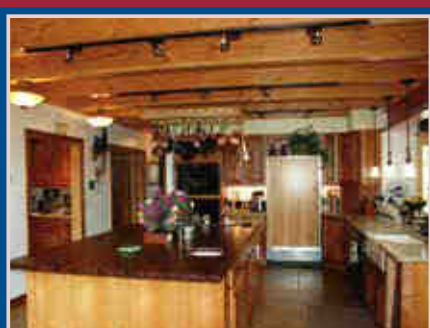
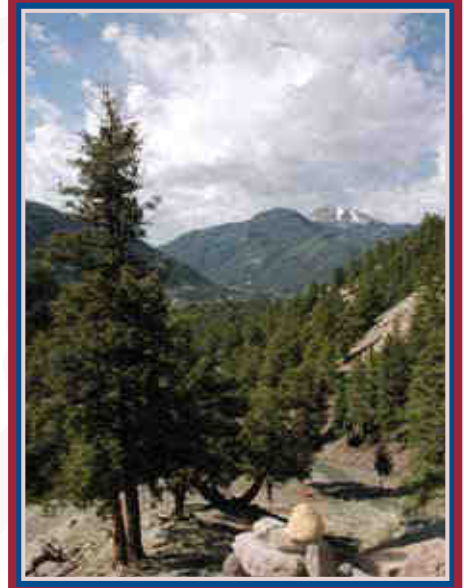
LAKE FORK ESTATES CUSTOM LOG HOME

Located in the highly desirable Lake Fork Estates area north of Lake City. The beautiful custom built log home sits on a 0.99+/- acre lot with mature aspen and spruce trees that offer seclusion and privacy within the subdivision. The main residence includes a "lodge style" great room with vaulted ceilings, new hardwood floors & beetle kill pine counter tops throughout, native moss rock fireplace, 2 bedrooms and 2 baths. All rooms have large sliding glass doors accessing the newly refinished deck offering wonderful south facing views. Additionally, the walkout 1-car basement heated garage offers additional work space and ample storage. The separate studio style guest cabin includes a partial kitchen, full bath, vaulted ceilings, new hardwood floors & beetle kill pine counter tops and direct access to adjoining deck. A wonderful log home in the heart of the beautiful San Juan Mountains. Please note, a 1/3 exclusive Lake Fork Hunting & Fishing Club Membership would be considered for sale to Purchaser upon a successful closing on the residence. \$675,000 MLS#736805



LA CASA VISTA

Incredible views of Cannibal Plateau, Station 11, Pinnacles, Round Top, Red Mountain and Lake Fork of the Gunnison River from this 7.47+/- acre parcel in the desirable San Juan Springs Subdivision. Situated majestically above the Lake Fork Valley sits this custom built 2-story home offering 4,246+/- sq. ft. with 4 bedrooms, 3 1/2 baths, open dining/kitchen/living area with custom wood carved eagle, bear & fish accent post, beetle kill T&G vaulted ceilings, a cook's dream central kitchen with adjacent sun room, granite counter tops, Sub-Zero refrigerator & custom mesquite butcher block island with built in wine cooler, dining room with sink in the butler's pantry, large office, T.V./media room, extra large laundry/craft room and 1,134+/- sq. ft. finished basement garage with temperature controlled wine cellar. Additional amenities include 4-panel Douglas fir sealed doors, double-pane Marvin windows, solid cherry hardwood floors in great room and master bedroom, cherry paneled office with cork flooring and custom hobby train track along perimeter of room, custom built-in rustic cherry cabinetry throughout the home and tile floors in kitchen, sun & laundry/craft rooms. The main floor master bedroom includes a loft style sitting area, oversized master bath with double sink vanity in rainforest marble, soaking tub, travertine tile curbless walk-in shower with glass block wall, limestone floor and oversized master walk-in closet. Enjoy the expansive views from two covered exterior decks offering custom log railings with powder coated spindles and stairs leading to a flagstone patio. Built in 2003 by a long time local builder mindful in using no maintenance exterior siding, Trex decking, highly efficient in-floor heat, on-demand hot water, intercom system, ample closet/storage space, built-in dehumidifier in garage with separate mechanical and tool rooms and a paved driveway. This home would be an incredible mountain retreat or year round family home in the heart of the San Juan Mountains. \$999,999 MLS#720490



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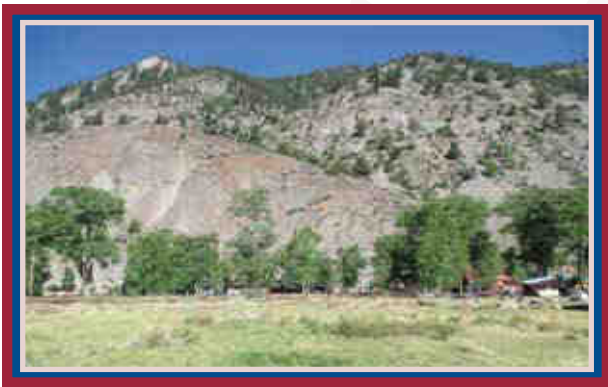
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PARADISE ALONG THE RIVER

Fabulous custom built home situated on 4 corner lots along the Lake Fork of the Gunnison River with views of Round Top within the Town of Lake City. This spacious one owner home is fully furnished and beautifully decorated in a French Country style with custom drapes and window treatments. Offering over 2,651 sq. ft. with 4 large bedrooms, 3 full baths, open kitchen/dining/living area with vaulted 22' ceilings, custom river rock fireplace and views of the bluff overlooking the river. Many custom features including Core-ten roof & skirting, Jeld-Wen doors, Marvin windows, custom finished wood floors that were stained, whitewashed and then checker board painted, gourmet kitchen with typhoon Bordeaux granite countertops, stainless steel appliances, 6-burner Kitchen Aid duel fuel stove/oven with steam, Kohler porcelain kitchen farm sink and custom built-in & finished cabinets and bookcases throughout the home. The main

floor master bedroom has river views with an oversized master bath including a Kohler soaking tub, 2-person tiled shower, custom marble countertops on the his/her vanities and large walk-in closet. Additional features include an upstairs guest sitting area, small study downstairs, spacious laundry room with upright GE washer/dryer, on-demand hot water, forced air propane heat, ample closet/storage space and a detached 2-car 625+/- sq. ft. garage. Enjoy the outdoors from the covered no maintenance Evergrain decks and the extensive custom landscaping with red granite trails and native boulders overlooking the river. The owner's attention to detail is noteworthy. This property offers mountain living at its finest. \$1,299,000 MLS#717537





SILVER STREET VACANT LOTS

Great downtown location near town park, boardwalk businesses, bank and library. Zoned Central Business District and within the National Preservation Historic District. Utilities, city water and sewer available.

Town of Lake City Blk 57/11-12 \$ 50,000 MLS#746448



NATIVE SUN WORKSHOP

Located within the Commercial Business District of the Town of Lake City with year round access via Highway 149 and a county maintained road. Comprising 0.32+/- acre with metal workshop building constructed in 1992 offering 830+/- sq. ft. in addition to a 670+/- sq. ft. apartment that is currently leased annually. Ample storage space within workshop or outside on fenced property. Good location with great views and easy access. \$325,000 MLS#6141



LAKE CITY RESORT

Prime business location with Hwy 149 (South Gunnison Avenue) frontage in Wade's Addition to the Town of Lake City. Very well maintained 8 unit studio style cottages with kitchens. Perfect for an overnight stay or a week long vacation. Conveniently located within walking distance to restaurants, shopping, Lake Fork of the Gunnison River, Memorial Park with playground, skate park and fishing pier, historic downtown and walking trails. Great business opportunity during the peak tourist summer season in the beautiful San Juan Mountains. \$429,000 MLS#736639



SILVER SPUR MOTEL

This very well established 14 Unit Motel has been recently remodeled. Excellent location in downtown Lake City with easy year round access. Two adjoining units could easily be used as owner's or manager's apartment and office. Motel is plumbed to be opened or closed 2 rooms at a time allowing for different requirements throughout the year. \$495,000 MLS#746517



WAGON WHEEL RESORT

Established in 1947, generations of Colorado memories have been made here. This much loved seasonally run resort is one of the most popular Lake City cabin rental businesses in the heart of the San Juan Mountains. Situated on 1.43+/- acres with prime South Gunnison Avenue frontage and within walking distance to Memorial & Town parks, Lake Fork of the Gunnison River, Henson Creek, churches, restaurants and shopping. Activities in the area include trout fishing, hunting, 4-wheeling, biking, hiking, art shows and music festivals. The cabins offer different accommodations to fit guests needs from large family groups to overnight singles. Each of the classic 13 cabins have all of the amenities of home with a unique rustic feel. Centrally located on the property is an office with attached 2 bedroom, 1 bath recently renovated residence. Business will be sold "turn key" and operation ready. MLS#746777



Commercial Properties & Businesses

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Hinsdale County Ranches

Hinsdale County Ranches

QUIET VALLEY RANCH

The Quiet Valley Ranch offers 43+ acres of seclusion and privacy with abundant wildlife, fabulous private fishing in Cebolla Creek and surrounded by Public Lands that adjoin the La Garita Wilderness and the Gunnison National Forest. Breathtaking views of Baldy Cinco from this parcel. The fully furnished Colorado style custom log lodge offers 4,020+/- sq. ft. with 9 bedrooms, 4 baths, oversized kitchen with separate dining area and vaulted ceilings in the great room with custom moss rock fireplace. Additional lodge amenities include propane generator to operate kitchen appliances and lights, 3 refrigerators and 4 separate covered decks to enjoy wildlife viewing. The barn offers an attached living quarters with 3 bedrooms and 1 bath, propane generator and 2 refrigerators. Water rights filed on the spring that feed the lodge and the barn. Incredible opportunity to own a secluded wildlife haven in the heart of the San Juan Mountains. A wonderful retreat for the sportsman family or a beautiful, one-of-a-kind get-away with seasonal access by vehicle or snowmobile in the winter months. The Colorado mountains are calling you to paradise! \$999,000 MLS#746181





POWDERHORN VALLEY VIEWS

Great 40+/- acre parcel located within Hunting Unit 67, bordered to the north by BLM offering great views of the surrounding mountains near Powderhorn in Gunnison County. Seasonal access via Highway 149. Perfect for building your hunting cabin or your weekend get-away. \$64,900 MLS#734927



GOOSE CREEK MINING DISTRICT ACREAGE

Panoramic views of the West Elk Wilderness Area and the Lake Fork Valley. Consisting of over 82 acres with a seasonal spring and bordering BLM on all sides. Seasonal access via the Sapinero Mesa Road (CR 26). Located in the Goose Creek Mining Claim District with the White Iron, Helen, Charlotte and Iron Goat mining claims on the property. MOTIVATED SELLER! \$75,000 MLS#746286



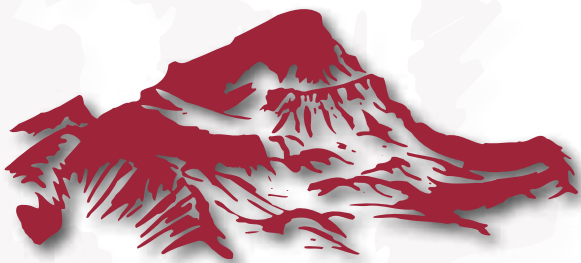
UNCOMPAHGRE PEAK VIEWS

Great 40+/- acre parcel located within Hunting Unit 67, bordered to the south by BLM land with great views of the surrounding mountains including Uncompahgre Peak. Near Powderhorn in Gunnison County with seasonal access via Highway 149. Perfect for building your hunting cabin or your weekend get-away. \$64,900 MLS#734933



PRIME HUNTING PROPERTY

This 8.97+/- acre prime hunting location, nestled between Gunnison and Lake City, is ready for you to build your hunting and recreational retreat or just bring your RV. Property has electricity, phone and water well in place. Direct access off Hwy 149 brings year round enjoyment for every season. This parcel backs up to BLM land on two sides giving direct access to thousands of acres of Public Lands in an area known for great hunting. Covered with pine and aspen, it's like owning your own forest. Possible Owner Financing. \$145,000 MLS#744623



Powderhorn Parcels
Powderhorn Parcels in Gunnison County

Blue Mesa Subdivision

Blue Mesa Subdivision



UNIT ONE

LOT 97- Wonderful wooded 2+/- acre lot near National Forest and the Lake Fork of the Gunnison River. Located in Hunting Unit 66. Well & septic in place and electricity and phone to lot line. Exceptional mountain get-away. \$70,000 MLS#719161

LOTS 103-104 & 116-118 - Incredible views from this heavily treed 10 +/- acre parcel with easy access off CR 25. Near BLM and National Forest and only minutes from the Lake Fork of The Gunnison River offering world class fly fishing. Well and driveway are in place. Power and phone to the property line. This remote acreage is ready for you to build your Colorado mountain get-away. \$149,000 MLS#745920

LOT 155 - 2+/- acre treed lot with views in remote mountain subdivision. Located in Hunting Unit 66. Level building site. Ideal for a private retreat. \$16,000 MLS#716249

LOTS 209-210 - Best deal with a well!!! Two nice sloping lots side by side offering 5.80+/- acres. Great views of the community pond and the Rocky Mountains. Water well is in place and electricity is available near the property. Two ways to access the property! These 2 lots are ready for your mountain escape. \$40,000 MLS#746130



UNIT TWO

LOTS 1 & 3 - Easy access to this 6.70+/- acre parcel of land located right on CR 25 with incredible views. Near BLM and National Forest and only minutes from the Lake Fork of the Gunnison River offering world class fly fishing. \$39,000 MLS#746282

LOT 16 - 2.5+/- acres with year round access off CR 25. Heavily wooded parcel with beautiful mature aspen, spruce and pine. Temporary driveway in place. Water rights convey for Kitten Spring which runs through the property. Owner financing considered for qualified buyer. \$49,500 MLS#1791

LOTS 33 & 34 - Incredible views from this 4.0+/- acre parcel with good access off CR 25. Near BLM and National Forest and only minutes from the Lake Fork of the Gunnison River offering world class fishing. Well and Septic required, electricity and phone to lot line. \$60,000 MLS#744343

LOT 167 - This very private 4.20+/- acre lot with access to the best recreational activities the mountains have to offer. Near National Forest and in Hunting Unit 66. Level building site with electricity and phone to lot line. \$16,000 MLS#716654

LOT 168 - This very private 3.20+/- acre lot with access to the best recreational activities the mountains have to offer. Near National Forest and in Hunting Unit 66. Level building site with electricity and phone to lot line. \$14,000 MLS#716651

LOT 169 - This very private 2.20+/- acre lot with access to the best recreational activities the mountains have to offer. Near National Forest and in Hunting Unit 66. Level building site with electricity and phone to lot line. \$13,000 MLS#716646

LOT 175 - Nice level 5+/- acre lot with good access off Blue Mesa Drive. Near BLM, National Forest and only minutes from the Lake Fork of the Gunnison River. \$20,000 MLS#4041

LOT 200 - 2.30+/- acre open lot with views to the west. Abundant wildlife and in Hunting Unit 66. Electricity and phone to lot line. \$13,000 MLS#716600

LOTS 208-209 - This 4.0+/- acre parcel is only minutes from the Lake Fork of the Gunnison River and BLM lands. Located in Hunting Unit 66. Good views, year round access, and on the old Ben Gray Rodeo grounds. Great spot for your cabin or camping. \$27,500 MLS#746643

LOTS 241-246 - 13.20+/- acre parcel with great views of the West Elk Wilderness. Surrounded with quiet serene mountains and few neighbors. Nice Rocky Mountain cabin location. Adjoining 16+ acres with well and power also available for \$169,000 MLS#744887. 13.2+/- acre parcel available for \$39,000 MLS#744891

LOTS 241-254 - Excellent horse and recreation property! Gorgeous aspen & evergreen trees on these 14 lots comprising 29.8+/- acres. Extensive views of the West Elk Wilderness. Electricity and well already in place. Near BLM Lands and includes fishing rights in the private community pond. A short drive to the Lake Fork of the Gunnison River and Blue Mesa Reservoir for top rate fishing. Great hunting areas outside subdivision. This is a unique property for building that Rocky Mountain dream home. Lots 241-246 totaling 13.2 +/- acres available for \$39,000 MLS #744891. 29.8+/- acres available for \$169,000 MLS#744887



LARGE PARCELS

These parcels are located in the Gunnison Ranches area west of the Blue Mesa Subdivision via CR 25.



ACREAGE WITH VIEWS

Great views from this 40+/- acre parcel with mature aspen, spruce and fir trees. Located in Hunting Unit 66 behind locked gates, bordering BLM, near National Forest and good access off CR 25. Electricity is to the property line. Adjoining 80+/- acres also available for \$185,000 MLS#716591. Possible owner financing. 40+/- acre parcel available for \$92,000 MLS#716504



ARMITAGE SPRINGS ROAD RETREAT

Private and secluded seasonally accessible 38+ acre parcel in the Gunnison Ranches area of Powderhorn. Nestled among mature aspen and spruce trees sits a no maintenance steel frame unfinished residence offering 2,148+/- sq. ft. A handy man's dream! No well or septic is in place, however, a propane powered generator operates the in-floor heat, lighting & kitchen appliances. Additional amenities include a Ford N8 Tractor, an above ground water tank, wood burning stove, wood burning kitchen stove, gorgeous custom hickory cabinets with cow hide panel inserts and oversized exterior partially covered deck. The upstairs open loft offers 3 sleeping areas. Other buildings on the property include an oversized outhouse with outdoor shower and additional outdoor unfinished storage and/or guest cabin. Acreage is near abundant recreational opportunities. \$250,000 MLS#744859



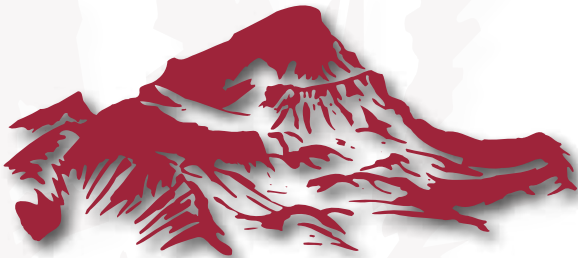
HUNTERS . . . THIS IS THE PLACE!

80+/- acres with wonderful views and several great building sites to choose from. Already subdivided in two 40 acre parcels - this is a great investment property. Located behind locked gates in Hunting Unit 66, borders BLM, close to National Forest and electricity available. Adjoining 40+/- acres available for \$92,000 MLS#716504. Possible owner financing. \$185,000 MLS#716591



HUNTER'S HAVEN IN UNIT 66

High quality well insulated log cabin situated on 40+/- acres with seasonal access through the Blue Mesa Subdivision. The 2 bedroom, 1 bath cabin is energy efficient with metal roof, double pane windows, electric baseboard heat and wood stove. Additional amenities include an on-demand propane hot water heater, beautiful custom rock fireplace with wood stove, oak floors, and 2 out buildings. Easy access to world class fishing and ATV adventuring. Regular wildlife sightings and beautiful scenery from the covered porch. Perfect Colorado mountain get-away. \$397,000 MLS#13801



Gunnison Ranches

Gunnison Ranches

www.hallrealty.net

970/944-8100

High Mountain Seasonal Cabins



CAPITOL CITY CABIN

This cabin is the perfect summer get-away. Excellent passive solar keeps this cabin warm and comfortable. Fantastic views in all directions. Located in the heart of recreation paradise. Hunting, fishing, 4-wheeling and hiking right outside your door. Great horse property with small tack shed. Located on the seasonally accessible Alpine Loop (CR 20). Well is on property but no pump installed. \$169,000 MLS#744721



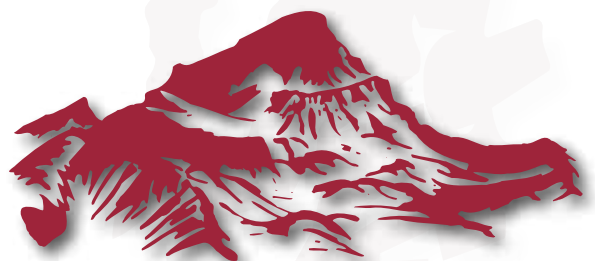
SAN JUAN MOUNTAIN CABIN

Absolutely stunning setting for this high mountain log cabin tucked away in the trees. 15+/- acres with Lake Fork of the Gunnison River frontage, seasonal access off CR 30 and surrounded by BLM. This 2-story cabin offers 1 bedroom, 1 bath, loft, pine floors, propane appliances, 2 wood burning stoves, solar powered lights, water pump and lots of room to sleep family and friends. This is the perfect mountain hideaway with all the amenities of home. \$265,000 MLS#7140



ENGINEER PASS CABIN

Here it is... High mountain cabin hidden from the world! Very remote in a private setting. Unbelievable views sitting near the top of Engineer Pass (CR 20). A neighboring cabin to Thoreau's but can't be seen from the road! \$199,500 MLS#746080





GALENA MINING DISTRICT

DICK DAWSON LODE CLAIM - Located on the Alpine Loop (CR 20) across Henson Creek. Offering 10.33+/- heavily treed acres. Very private site for camping or yurt. \$35,000 MLS#1235

DOLLY VARDEN LODE CLAIM - High mountain seasonally accessible 10.33+/- acre mining claim on Henson Creek Road (CR 20) along the scenic Alpine Loop. Located on the southeast slope of Dolly Varden Mountain 0.75 miles northeast of Rose's Cabin. Own a piece of southwestern Colorado mining history. \$30,000 MLS#743415

HIGHLAND CHIEF MILLSITE - Beautiful remote 4.99+/- acres located on the Alpine Loop (CR 20). Henson Creek flows through the property. Spectacular views and lots of wildlife. Great spot for a yurt! \$59,000 MLS#2648

JUNCTION LODE CLAIM - Own a piece of Southwestern Colorado Rocky Mountains. Remote high mountain 10.26+/- acre mining claim with incredible views in all directions. Seasonal hiking access via the scenic Alpine Loop (CR 20) in the Shafer Basin area. \$18,000 MLS#745661

MIDNIGHT BELL LODE - 10.33+/- acres high mountain mining claim. Seasonal foot access only. On Patented Mining Claim Map as #283. \$17,000 MLS#746523

MULTIPLE HIGH MOUNTAIN CLAIMS - Comprising 100+/- acres with a creek running through the property. Great views of the surrounding mountains with seasonal access off the Alpine Loop (CR 20) just past Capitol City. Own a piece of Lake City's mining history in the beautiful San Juan Mountains. The claims also include 16 mining features as well as a spring on the property that could possibly be improved for domestic water use. There is also hydro-electric potential in the creek that runs through the property. \$199,000 MLS#735693

PALMETTO CLAIMS - Mining Claims located between Palmetto Gulch and Engineer Mountain offering spectacular views and High Mountain feeling!

CHIMNEY CORNER MINING CLAIM - offering 10.26+/- acres at \$59,000

EMPEROR WILHELM MINING CLAIM - offering 10.33+/- acres at \$65,000

FIRST NATIONAL BANK MINING CLAIM - offering 10.28+/- acres at \$69,000

FLOWER OF SAN JUAN MINING CLAIM - offering 10.33+/- acres at \$85,000

FX AUBREY MINING CLAIM - offering 8.99+/- acres at \$55,000

GEORGE M. TIBBITS MINING CLAIM - offering 10.11+/- acres at \$29,000

MINERS BANK MINING CLAIM - offering 10.33+/- acres at \$55,000

PALMETTO MINING CLAIM - offering 9.98+/- acres at \$95,000

RUBY QUEEN MINING CLAIM - offering 1.09+/- acres at \$35,000

SARAH WOOD MINING CLAIM - offering 10+/- acres at \$69,000

SUPERIOR MINING CLAIM - offering 9.85+/- acres at \$75,000

MLS#1024

RUBY QUEEN MILLSITE - This stunning 5+/- acre millsite sits directly on the Alpine Loop (CR 20) with evergreen trees and a creek that runs through a corner of the property. Another feature is the road that winds through giving direct access to most of the parcel. Sitting at 11,500 feet in the middle of the Rocky Mountains with lots of wildlife. ATV, hike, climb, mountain bike and hunt. Borders the 102,000 acre Uncompahgre Wilderness Area. \$50,000 MLS#744544

SONOMA LODE CLAIM - 10.33+/- acres high mountain mining claim. Creek runs through the property. Seasonal foot access only. \$17,000 MLS#746520

LAKE MINING DISTRICT

EVANGELINE LODE CLAIM - Unbelievable views from this 10.3+/- acre mining claim. Perched high above the Town of Lake City. Great solar location for a secluded off-the-grid cabin. Priced well below the County's current assessed value! This claim has no current access other than hiking. \$17,500 MLS#745791

SILVER LEAF LODE CLAIM - 19+ acres located just 1 mile from the Historic Mining Town of Lake City, Colorado. Property has year round access, with power to the property, a well already drilled, and numerous building sites to choose from. Incredible views from all potential home sites. Henson Creek runs through the property for your own private fishing. Truly must see to fully appreciate. \$585,000 MLS#735833



PARK MINING DISTRICT

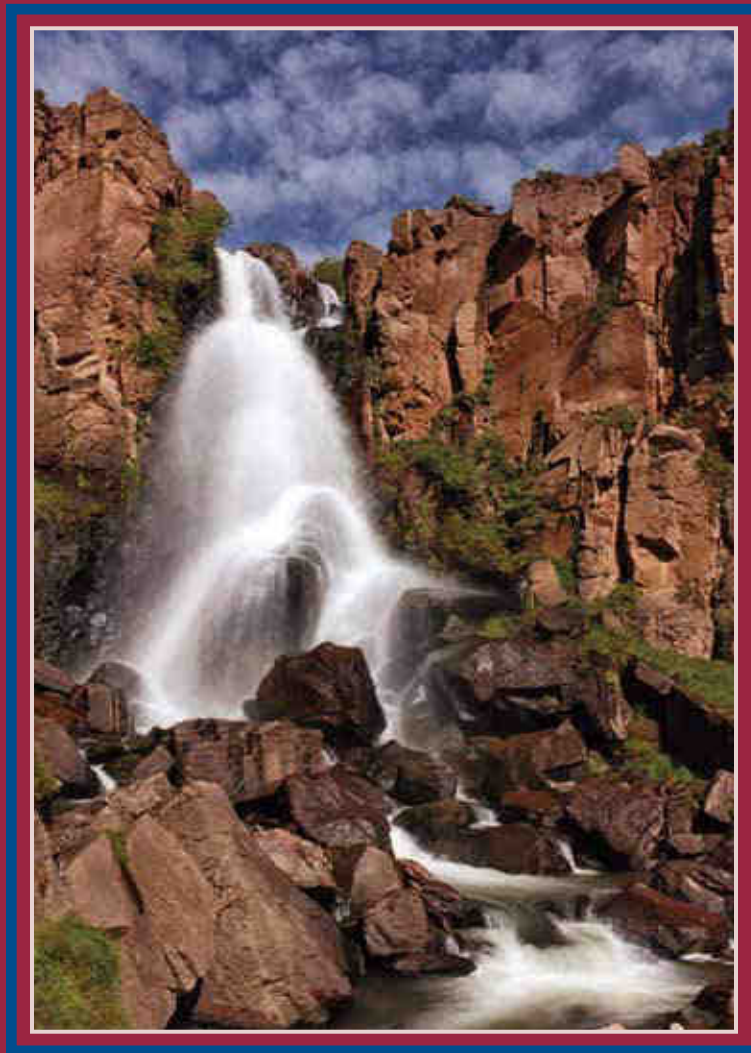
ADDIE LOVELL LODE CLAIM - Beautiful remote 3.18+/- acre mining claim located just below American Basin on Cinnamon Pass Road (CR 30). Access from Lake City via 2 wheel drive or from Silverton via 4 wheel drive. Lake Fork of the Gunnison River and trailhead to Handies Peak are within walking distance. \$55,000 MLS#2649

ANACONDA LODE CLAIM - Absolutely incredible wide open views in all directions from this 10.33+/- acre claim which sits at nearly 13,500 feet overlooking American Basin in the San Juan Mountain range. Easy 1 mile hike from the Cinnamon Pass Road along the Alpine Loop (CR 30). Property is completely surrounded by Public Land and would be perfect for a yurt or off-grid summer cabin. \$55,500 MLS#742956

MAMMOTH & PRIDE OF COLORADO LODE CLAIMS - Surface rights only for this 20.66+/- acre Rocky Mountain mining claim relatively close to the Town of Lake City. Foot access only. No mineral rights. On patented mining claim map as numbers 557 & 558. \$31,000 MLS#746529

RED BIRD, PRINCETON #1, SILVER BELL & VELVETEEN LODE CLAIMS - Rocky Mountain mining claims totaling 37.11+/- acres very close to the Town of Lake City. Currently foot access only. Wonderful views of the Lake Fork Valley. \$58,000 MLS#746533

Patented Mining Claims
Patented Mining Claims



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If exact square footage is a concern, the property should be independently measured.