

Hall Realty, Inc.

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Property Guide

In celebrating 41 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



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	\$ 65,000	MLS#4784
Blk 46A/Lot 4	0.42+/- acre	\$ 59,900	MLS#743009



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 7	1.52+/- acres	\$ 50,000	MLS#747232
Lot 29	4.51+/- acres/well	\$100,000	MLS#745226
Lot 30	3.43+/- acres/well	\$125,000	MLS#745224
Lot 34	1.57+/- acres/well	\$210,000	MLS#4912

TOWN LOTS

Town of Lake City	Blk 3/21-31/river	\$440,000	MLS#749918
Town of Lake City	Blk 15/1-4	\$ 99,999	MLS#757423
Town of Lake City	Blk 17/21-24	\$ 99,900	MLS#14265
Town of Lake City	Blk 29/23-28	\$135,000	MLS#744594
Town of Lake City	Blk 31/25-26	\$ 47,500	MLS#715289
Town of Lake City	Blk 57/11-12	\$ 50,000	MLS#746448
Town of Lake City	Blk 60/21-25	\$150,000	MLS#758976
Town of Lake City	Blk 69/1-3	\$120,000	MLS#752340
Town of Lake City	Blk 69/4-6	\$112,500	MLS#752339
Town of Lake City	Blk 69/7-9	\$112,500	MLS#752338
Town of Lake City	Blk 70/24-28	\$ 88,000	MLS#758846
T-Mountain View	Lot 34 0.50+/- acre	\$ 59,000	MLS#4516
Wade's Addition	Blk 15/25-27	\$ 82,500	MLS#755411

Front cover image of Henson Creek by





PARCEL OVERLOOKING PETE'S LAKE

Close to 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 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



SAN JUAN MEADOWS

Beautifully wooded interior lots 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.

Lot 2	1.10+/- acres	\$199,000	MLS#723318
Lot 4	1.25+/- acres	\$225,000	MLS#755300



SILVER RIVER ESTATES COUNTY PARCEL

Beautiful 4+/- acre parcel with year round access situated in Hinsdale County and adjacent to the Town of Lake City. City water & sewer are available and easy walking distance to downtown Lake City. Lake Fork of the Gunnison River flows through the property offering world class fly fishing. County zoning would allow for multi-family development. Also perfect for a single family residence on the river with trees and views of Round Top, Red Mountain and T-Mountain. \$395,000 MLS#749130



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	\$ 82,500	MLS#722090
Lots 39 & 41	2.42+/- acres	\$ 99,999	MLS#727778
Lot 46	3.21+/- acres	\$ 85,000	MSL#746350
Lot 47	0.48+/- acre	\$ 35,000	MLS#758893
Lot 93	0.79+/- acre	\$ 95,000	MLS#717122



Acreage



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



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	\$162,000	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.

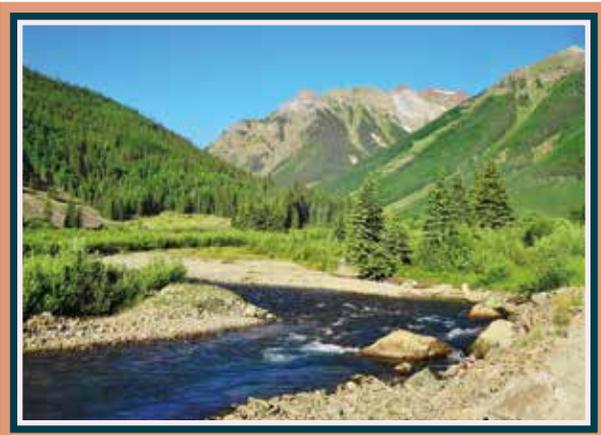
Blk 1/Lot 3	1.27+/- acres /septic	\$125,000	MLS#745792
4 Blk 1/Lots 6 & 7	2.04+/- acres	\$220,000	MLS#4370





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 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 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



CAPITOL CITY

This mountain lot is 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 16/Lots 1-2 0.50+/- acre/well/septic tank \$125,000 MLS#746173



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



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

Acreage & High Mountain Seasonal Cabins
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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



VACATION CABIN ON PINE STREET

Cute 2-story log cabin situated on 2 Town lots located in the Ball Flats area of Lake City. Cabin offers of 720+/- sq. ft. with 1 bedroom, 1 loft with a queen size bed, 1 full bath, open kitchen/dining/living area, wood burning stove and attached carport. Great location with mature trees, fenced front yard and private back yard with custom stone patio for family gatherings. Cabin will be sold mostly furnished and ready to enjoy. Only a short walk to the Lake Fork of the Gunnison River and downtown via the 5th Street pedestrian walking bridge. A great opportunity to own an affordable mountain retreat. \$160,000 MLS#758335



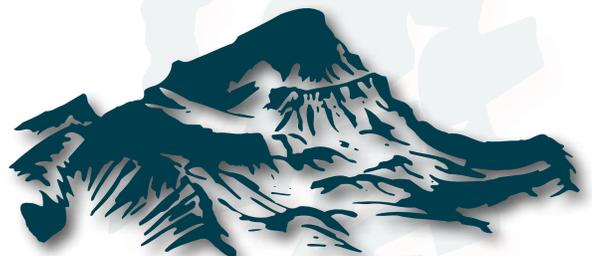
CUTE SUMMER CABIN

Great summer vacation cabin situated on 2 Town lots in the Ball Flats area. Offering 1,045+/- sq. ft. with 2 bedrooms, 2 baths, open kitchen/dining/living area with most furnishings included. Covered front porch with amazing views of the surrounding mountains. The cabin is currently set up for summer time use only. Additional amenities include a detached 1-car garage with alley access to store your toys or vehicle, a private back deck for entertaining and a small landscaped yard with mature trees and sprinkler system. Must see to appreciate. \$198,000 MLS#755449



HISTORIC CABIN IN WADE'S ADDITION

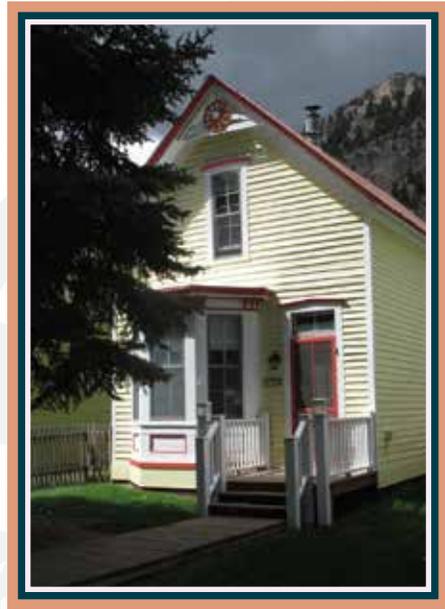
Cute and much loved historic cabin on 3 beautiful lots with mature trees and mountain views. Located in Wade's Addition and within walking distance to downtown Lake City, Lake Fork of the Gunnison River, Memorial Park, restaurants and the highly accredited Lake City Community School. Offering 919+/- sq. ft. with 2 bedrooms, 1 bath, propane heating stove, newer kitchen appliances, laundry room with washer, covered front porch and large yard with 2 outbuildings. Home will be sold furnished and ready to enjoy. Zoned Urban District 2 allowing for commercial retail business or professional office in addition to a single family residence. Great vacation retreat in the heart of the San Juan Mountains. \$200,000 MLS#754744





HISTORIC CABIN ON HENSON CREEK

Perfect starter or vacation home situated on the equivalent of 4 lots a "stones throw" from the channel 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



HISTORIC "MCCLELLAN-LAMPERT" VICTORIAN

This charming Victorian was originally built in 1877 and lovingly restored in 2011. Located on 1 Town lot, the 2-story stick built home offers 1,232+/- sq. ft. with open living/dining area, adjacent modern kitchen with small step down sun/breakfast room, full bath downstairs with soaking tub, and 2 bedrooms with adjoining eco-friendly 1/2 bath upstairs. Amenities include new hardwood floors downstairs, original hardwood floors upstairs, high beetle kill T&G ceilings downstairs, bay window, Velux skylights, Vermont Casting Soapstone wood burning stove, stainless steel kitchen appliances, tile floors & granite counter tops, custom oak cabinets, washer and dryer. Small landscaped front and back yard with exterior wood deck complete the restoration. Zoning would allow for single family residence and/or commercial uses. Terrific year round residence, vacation home or investment property. \$285,000 MLS#749913



NEWLY CONSTRUCTED BLUFF ST. HOME

Newly constructed home situated on 2 lots in the Town of Lake City with year round access. This ranch style low maintenance and highly efficient home offers 1,120+/- sq. ft. with 2 bedrooms, 2 baths, open kitchen/dining/living area, vaulted beetle kill T&G ceilings, new appliances, ceiling fans, utility room with washer/dryer hookups, efficient Rinnai heater plus electric wall heaters and covered porch with no maintenance Trex decking. Additional amenities include Marvin double pane low-E windows, R-28 insulation in walls and an insulated and encapsulated crawl space. Great small family home or seasonal investment. \$279,900 MLS#750488



HISTORIC "FORBERG-PALMER" HOME

The historic home originally built in 1878 began its history as a 2 room cabin with a detached kitchen and outhouse. Over the years the 2 bedroom cabin has been added on to with a Victorian style front parlor room in the 1930's and, more recently in 2006, a new great room with kitchen/dining/living area and full bath. Additional structures on the property include a modern 2-car detached garage with workshop & carport, and a separate studio style guest cabin with kitchenette and bathroom. This is a historic home with the convenience of modern amenities. Situated on 4 Town lots, the property is zoned for multiple uses and is centrally located near downtown Lake City. \$310,000 MLS#758426

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HISTORIC "SCOTT" VICTORIAN

The original log cabin was constructed in 1877 and later became a 2-story Victorian in 1880. The current owner lovingly restored the home in the 1990's. Offering 1,499+/- sq. ft. with 3 bedrooms, 2 1/2 baths, large kitchen, separate living, den and office/dining area and upstairs sitting area leading to the upstairs balcony. Beautiful original hardwood floors and exposed hand hewn logs are in the original cabin portion, knotty pine paneling, original river rock fireplace housing a propane insert, electric baseboard heat, tankless hot water heater installed in 2017 and 2-story exterior south facing piazza added in 2001. Additional amenities include the large covered exterior patio with storage, exterior grilling area, carriage shed with attached storage plus greenhouse and large partially fenced yard with mature trees. Situated in the Historic District of downtown Lake City on 7 interior lots offering a 1/2 acre of fabulous south facing views of Round Top, Red Mountain & T-Mountain. Property is Zoned Tourist allowing for multiple uses. \$299,999 MLS#757903



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. \$355,000 MLS#8892



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. \$360,000 MLS#735644



THE "HIDDEN GEM" WITH RIVER VIEWS

This "Hidden Gem" is an in town property on 3 Town lots 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. The cabin is a furnished 1 bedroom, 2 bath home containing approximately 1,651+/- sq. ft. Additional amenities include a wonderful picnic pavilion, bunk house, and several storage buildings. Residence on 12 lots available for \$595,000 MLS#745464. Residence on 3 lots available for \$320,000 MLS#752336.





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. \$399,000 MLS#744328



HISTORIC "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



WELL BUILT BALL FLATS HOME

This well maintained home is centrally located and has easy access year round. Offering 3 bedrooms, 2 baths 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. \$399,000 MLS#746102



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. \$495,000 MLS#741748

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HISTORIC "ABBOTT-SMITH" HOUSE

This lovingly restored historic home was originally built in 1880. The home is situated in town on 1.4+/- acres bordering Public Land with wonderful views of Round Top, Red Mountain, & Station 11. The 2-story wood sided home has undergone remodeling over the years and offers 2,390+/- sq. ft. with 4 bedrooms, 3 baths, open living/dining area with propane fireplace and beautiful east facing bay window, eat-in kitchen, main floor master including a separate bath with Jacuzzi tub & walk-in closet, oversized guest and/or media room with separate entrance & wood burning fireplace, utility room, custom hardwood floors in living/dining/master areas, laminate flooring with custom beetle kill pine paneling in kitchen and plenty of double hung windows with custom wood detailed trim for ample light and views. Additional amenities include efficient propane Rinnai heaters throughout, a detached 3-bay garage with 2 offices and ample storage space. The front offers a paved patio area and the partially fenced back has an oversized exterior deck with yard firepit & covered grilling area in addition to an historic rail car. Zoning would allow for commercial uses as well as residential. \$499,000 MLS#756049



CUSTOM LOG HOME ON THE RIVER

Custom built Frontier Log Home with 240+/- feet of Lake Fork of the Gunnison River frontage and incredible mountain views. Located in the highly desirable Park Creek subdivision in the Vickers Ranch area on 1.12+/- acres. The log home built in 2008 offers 2,249+/- sq. ft. with 3 bedrooms, 2 1/2 baths, open kitchen/dining/living area, vaulted T&G ceilings, loft office, custom cherry cabinets, granite & onyx tile counter tops, tile floors downstairs, parquet floors upstairs, Jeld-Wen double pane windows, pellet stove and electric baseboard heat. Additional amenities include a coded privacy gate, detached workshop with power, and completely fenced yard. Home will be sold partially furnished. Great year round family home or Colorado vacation retreat. Must see to fully appreciate. \$589,000 MLS#747531



THE "HIDDEN GEM WITH RIVER VIEWS"

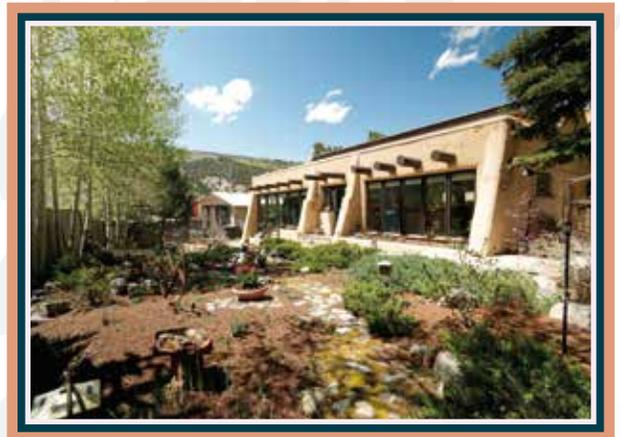
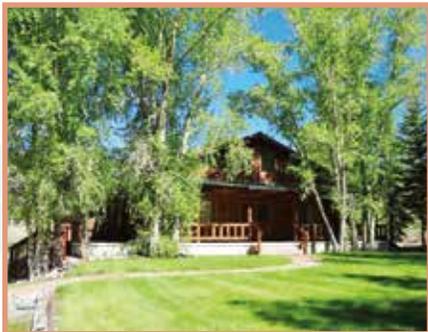
Great investment property for a builder... this "Hidden Gem" is an in-town property with unobstructed views of the Lake Fork of the Gunnison River. Located near the confluence of Henson Creek and the Lake Fork of the Gunnison, this property consists of enough land to build 3 or 4 more homes! The older 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. Residence on 3 lots available for \$320,000 MLS#752336. Residence on 12 lots available for \$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#758930



**SOUTHWESTERN
STYLE ADOBE BEAUTY**

Beautiful custom built energy efficient southwestern style adobe brick home with fantastic views of Round Top, Red Mountain and T-Mountain. The spacious home offers 3,602+/- sq. ft. with 3 bedrooms, 2 1/2 baths, open dining/living/kitchen area with 12-inch Englemann Spruce logs ("vigas"), Adobe-style fireplace with wood stove insert, and energy efficient picture windows throughout for passive solar gain, natural lighting and natural scenery. The French-style eat-in kitchen has butcher block counters, large island, Wolf Range with vented hood, curved custom bar with sink and large walk-in pantry. Additional amenities include wood stove insert fireplaces in each bedroom, custom built-in cushioned "banco" seating along walls in living room & bedrooms, air-lock entrances, bonus sun room, small basement with wine cellar and detached 2-car garage with 1,664+/- sq. ft. with workshop downstairs and an oversized studio space including exterior deck above with the potential of being converted into an apartment. The front yard is lovingly landscaped and is surrounded by a privacy fence enclosing a concrete patio and flower garden with automatic sprinkler system. The home has year round access and is walking distance to the highly accredited Lake City Community School, Town & Memorial Parks, Moseley Arts Center, shopping, restaurants, Lake Fork of the Gunnison River, walking trails and 5th Street pedestrian bridge. A unique year round or vacation home in the heart of the San Juan Mountains. \$790,000 MLS#758300



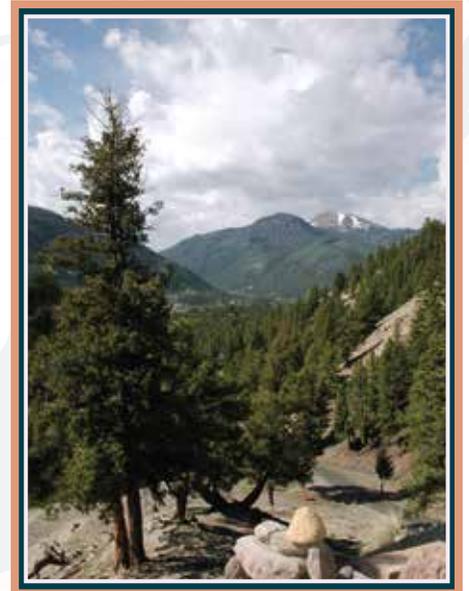
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LA CASA VISTA

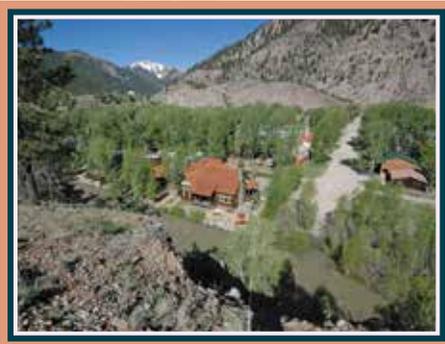
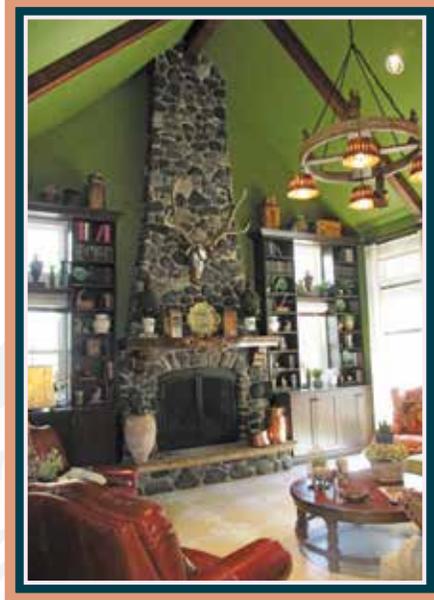
Incredible views of Cannibal Plateau, Station 11, Pinnacles, Round Top, Red Mountain and Lake Fork of the Gunnison River from this 7.47+/- acre parcel in the desirable San Juan Springs Subdivision. Situated majestically above the Lake Fork Valley sits this custom built 2-story home offering 4,246+/- 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. \$950,000 MLS#720490



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. \$1,470,000 MLS#717537



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Commercial Properties & Businesses

Commercial Properties & Businesses



STOREFRONT RETAIL SPACE WITH APARTMENT

Currently housing the Flying Pig retail store, this historic building originally constructed in 1884 once housed the much loved John Wagner Public Library and later Lake City Sweets. Prime downtown location in the heart of Lake City's Central Business District on Silver Street across from the Town Park. The historic building offers 1,320+/- sq. ft. and has been renovated with a commercial retail space in front and an attached 1 loft bedroom and 1 full bath apartment in back. Additional amenities include partial hardwood & laminate flooring, tile counter tops and stainless steel appliances in kitchen, washer/dryer, efficient Rinnai heaters in apartment & commercial space, a small landscaped fenced back yard with storage building, hot tub and access from the alley. The retail business is not for sale. Zoning would allow for multiple uses. \$280,000 MLS#757781



SILVER STREET VACANT LOTS

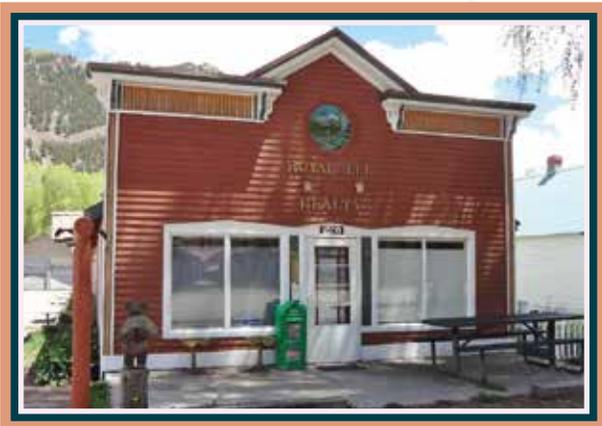
Great downtown location near Town Park, boardwalk businesses, bank and library. Zoned Central Business District and within the National Preservation Historic District. Utilities, city water and sewer available.

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. \$299,000 MLS#6141



MULTIFAMILY APARTMENTS & COMMERCIAL SPACE

Great location... Downtown on Hwy 149 is the prime spot. This commercial building has a total of 3,306+/- sq. ft. With office/retail space fronting Gunnison Avenue and 4 attached apartments. Has a good rental record and the units stay occupied. Here is your opportunity to work & play in Lake City, the gem in the heart of the San Juan Mountains. \$289,000 MLS#758702



SILVER STREET MULTIFAMILY TRIPLEX

This Triplex is well constructed of Square Cedar Logs. Nice layout with an open design. There are loft bedrooms in all the units. One unit is twice the size of the others to accommodate a family. Each end unit has it's own deck area for enjoying the outdoors. Located within easy walking distance to everything Lake City has to offer. This building has a good rental history and stays occupied. Can be a good investment or a Buyer could live in one unit and rent the rest to help cover a mortgage. Within walking distance to the highly accredited school, Town Park and downtown Lake City. \$349,000 MLS#758701



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



SPORTSMAN'S BBQ STATION & BACKYARD

The Sportsman's BBQ Station and Backyard is not Only a Gas Station, Convenience Store and a Garage; it is also Lake City's largest Outdoor Amphitheater, ideal for Concerts and Special Events. The main building has a large retail area, deli cooler, counter space with register and a commercial kitchen. During the warmer months there is seating outside to rest and enjoy your food and drinks. The large amphitheater includes all the components needed for a music and event venue from a covered stage with sound equipment and storage shed to a large pavilion with kitchen facilities and lots of seating. The current owners are also adding a 1 bedroom 1 bath apartment for living quarters for future owners or a possible rental. The business, buildings and equipment are included. This multi-use property has so many options and the future possibilities are only limited by your imagination. Sellers will consider owner financing with a substantial down payment. Don't miss this great opportunity to own a successful and versatile business with highway frontage in Lake City. This is your opportunity to work & play in one of the most beautiful places in the heart of the San Juan Mountains of Colorado!!! \$649,000 MLS#749940



BROADAXE BUNGALOWS

Situated on 1.40+/- acres with incredible mountain and river views, The BroadAxe Bungalows is a multifamily residential property that is partially under construction. The building offers over 6,361+/- sq. ft. and currently houses the Western Reflections Publishing Company in addition to a renovated residence completed in 2015, detached studio style apartment and interior storage rental units. The completed residence offers 2 bedrooms, 2 baths, open kitchen/dining/living area, hardwood floors, stainless steel appliances, Rinnai heater and plenty of windows to enjoy the southern views. Finished residence is currently in the seasonal vacation rental market. Currently under construction are two additional residences. Prime highway frontage and zoning allows for multiple commercial and residential uses. Great passive income potential in a beautiful year round mountain community. \$595,000 MLS#758841



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
Commercial Properties & Businesses

Blue Mesa Subdivision

Blue Mesa Subdivision



UNIT ONE

LOT 37-38 - Two nice 2 acre lots on a gently sloping grade fronting Blue Mesa Drive. Lots are tree covered and have been thinned & limbed up to about 10 feet. The slash has been removed. GCEA power to the lot line. Easy building site. Possible year round access from subdivision, or by snowmobile/snowcat. \$44,000 MLS#757348

LOT 83 - Nice 2 acre lot for your mountain recreation and home-site. This very private parcel is at the end of the road with lots of trees. Seasonal Willow Creek runs across a corner of the property. There is also a spring on the property. Owner can file for water rights. On normal years the spring flows well. Good price for a good lot! \$28,500 MLS#749941

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#749134

LOT 152 - 2.1+/- acre parcel with easy access off of CR 25 via Hwy 149. Property utilities include power, a well, and septic vault are in place along the driveway for easy hookup for your RV. A new well pump installed in 2017. Located near BLM, Hunting Unit 66 and fly fishing. \$25,000 MLS#758295

LOT 153 - 2.1+/- acre lot with mature trees and easy access off of CR 25 via Hwy 149. Property is near National Forest in Hunting Unit 66, BLM and fly fishing opportunities. \$14,000 MLS#758296

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#755408

LOT 168-169 & 182-189 - Great location for building your mountain getaway with your own private pond on the property. Conveniently located next to the club house with a meeting room and showers available. This property has great views of the surrounding area and just minutes from the Lake Fork of the Gunnison River offering world class fishing. \$99,000 MLS#748471



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

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 100 - Great 2.0+/- acre lot with good access off CR 25 via Hwy 149. Property is near National Forest, Hunting Unit 66, BLM and fly fishing opportunities in the Lake Fork of the Gunnison River. Utilities are to the property line, driveway in place and situated with potential of year round access. Seller will consider owner financing to a qualified Buyer. \$20,000 MLS#755761

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 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. \$18,500 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 \$149,000 MLS#744887. 13.2+/- acre parcel available for \$25,000 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 \$25,000 MLS #744891. 29.8+/- acres available for \$149,000 MLS#744887

Lots 255-256 & 260 - Great location for building your mountain get-away situated on 6+/- acres with spectacular views of the West Elk Mountain Range. Property is located on a dead end road with plenty of privacy. Only minutes from the Lake Fork of the Gunnison River offering world class fly-fishing. \$40,000 MLS#749694



BLUE MESA CABIN ON 12+/- ACRES

Here it is... Seclusion in a Rocky Mountain setting. This private cabin on 12+/- acres is the perfect get-away. The covered back deck overlooks a meadow with mixed pines and aspens. The front deck is inviting and perfect for cookouts and entertaining. All of the property has been cleared of down timber, the tree coverage thinned and all of the "ladder fuels" removed as recommended by the State Forester. The cabin has been updated over the years with a new window package, additional insulation, a great wood burning stove and new flooring. Two bedrooms and a bath plus an ample work/ storage area upstairs. The master bedroom and bath are on the main floor just off of the kitchen. The dining area shares one end of the living room giving the cabin a large open feeling. The free standing wood stove is placed on a beautiful stone hearth. Being sold furnished it is move in ready! Near BLM 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. Possible year round access from subdivision, or by snowmobile/snowcat. Cabin on 8+/- acres for \$255,000 MLS#757347. Cabin is available on 12+/- acres for \$290,000 MLS#748070.



"KING OF THE HILL" ON 62+/- ACRES

Opportunity knocks... "King of the Hill" in the middle of the Blue Mesa Subdivision! This beautiful log home sits on a rare 60 acre parcel that is not part of the Blue Mesa Homeowners Association. Therefore it does not have the



same guidelines, rules and regulations to follow. This 2,528+/- sq. ft. log home was built by a contractor for his personal residence. The meticulous care and quality craftsmanship is obvious throughout the property. With high end appliances and being sold mostly furnished this Rocky Mountain get-away is move in ready. The 2 very nice large bedrooms with baths are private and there is a big loft area for an office, exercise area and extra guests. The master bath is truly a work of art and has a massive walk in closet. Perched on top of the hill the views are amazing in every direction. With large covered decks both front and back there is lots of room to enjoy the outdoors, entertain, watch the abundant wildlife or just relax! Sellers will consider owner financing. With a highly efficient forced air furnace, freestanding wood stove and in-floor heat in the master bath this cabin stays warm and cozy year round. Also has a finished 1,200+/- sq. ft. attached garage for all your storage/workshop needs. Featuring a 600' deep well that is approved for up to 3 residences and watering an acre of ground there is plenty of room to grow. Livestock is permitted so bring your horses, cows or whatever you want for your gentlemen's ranch. Also on the property is an RV site with full hookups for family or visitors. This unique property is within minutes of the Lake Fork of the Gunnison River for fly-fishing, the Blue Mesa Reservoir for boating or fishing, BLM and National Forest areas and is located in Hunting Unit 66. The sellers are also including a separate 2 acre parcel that is in the subdivision that gives the owners the right to use the clubhouse, private pond and other amenities. \$698,000 MLS#749900

Blue Mesa Subdivision

Blue Mesa Subdivision

Large Parcels

Large Parcels

GUNNISON RANCHES

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

POWDERHORN PARCELS

In Gunnison County



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



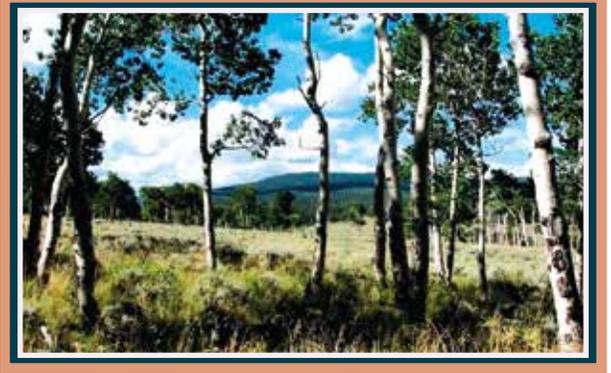
UNCOMPAHGRE PEAK VIEWS

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



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



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



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



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

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

KLONDIKE LODE CLAIM - A semi-remote claim with a road cut offering a very unique mountain bench with huge views and an exceptional cabin site. While the 10+/- acres is totally surrounded by Public Lands as well as controlling a small portion of Henson Creek, it is conveniently located with direct access off of CR 20 just 6.1 miles upstream from downtown Lake City. Learn more about the benefits this property has to offer. Priced to sell. \$55,000 MLS#758962

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. \$179,000 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. \$15,000 MLS#745791

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

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

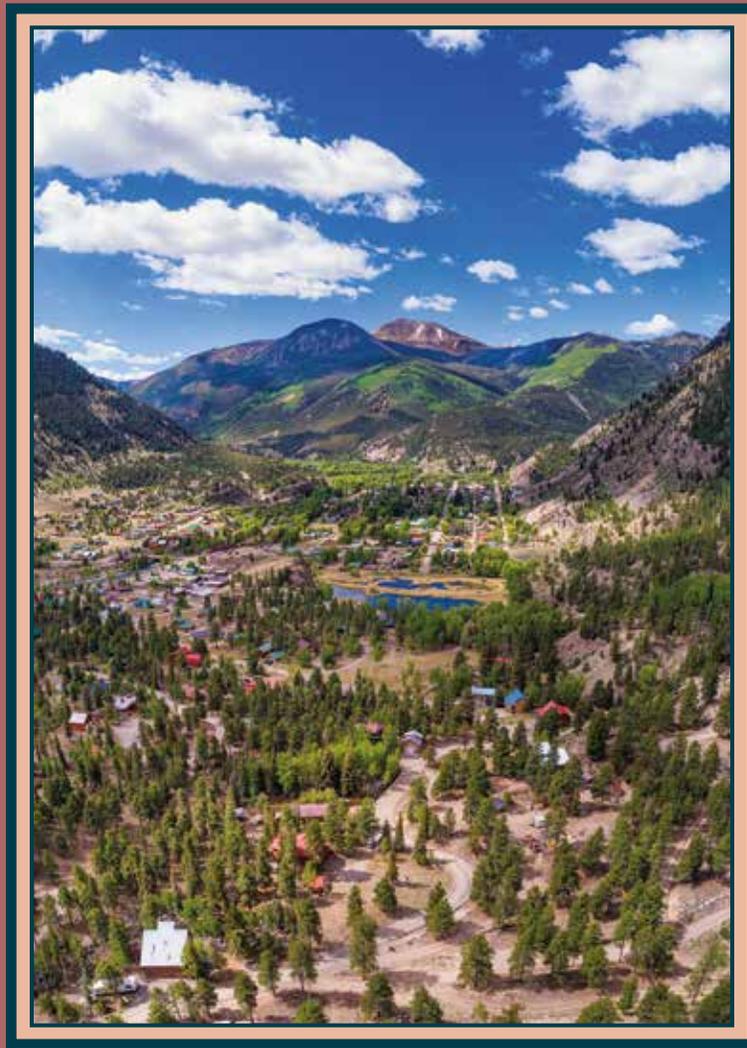


PARK MINING DISTRICT

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

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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Information contained herein is from sources we believe to be reliable, but such information is not warranted by Hall Realty, Inc. Measurement is for the purposes of marketing, may not be exact and is not for loan, valuation or other purpose.

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

