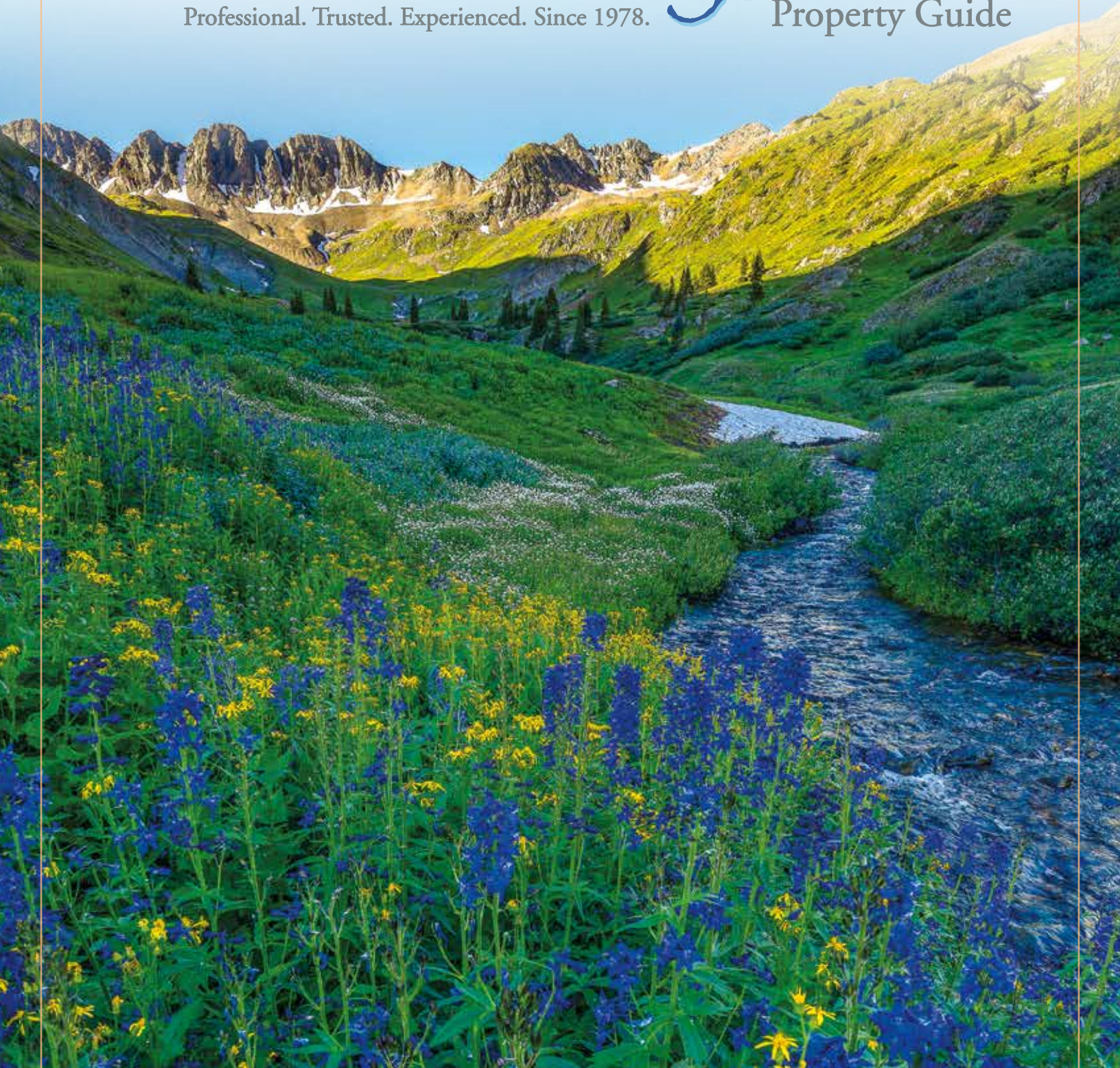


# Hall Realty, Inc.

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Property Guide



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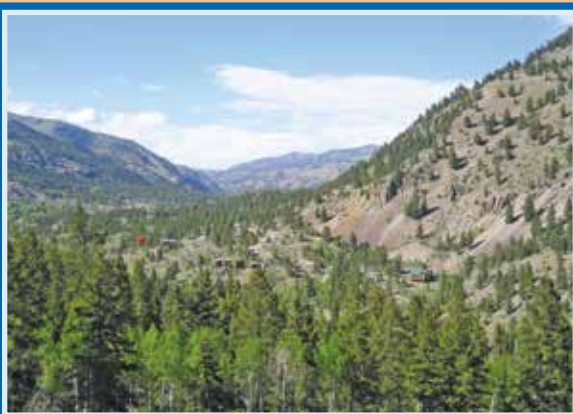




## NORTHSIDE HEIGHTS

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	\$ 39,900	MLS#747232
Lot 34	1.57+/- acres/well	\$190,000	MLS#4912

## TOWN LOTS

Town of Lake City	Blk 3/21-31/river	\$440,000	MLS#749918
Town of Lake City	Blk 29/23-28	\$ 89,000	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	\$137,500	MLS#758976
Town of Lake City	Blk 70/24-28	\$ 88,000	MLS#758846
T-Mountain View	Lot 34 0.50+/- acre	\$ 50,000	MLS#4516
Wade's Addition	Blk 15/25-27	\$ 82,500	MLS#766826



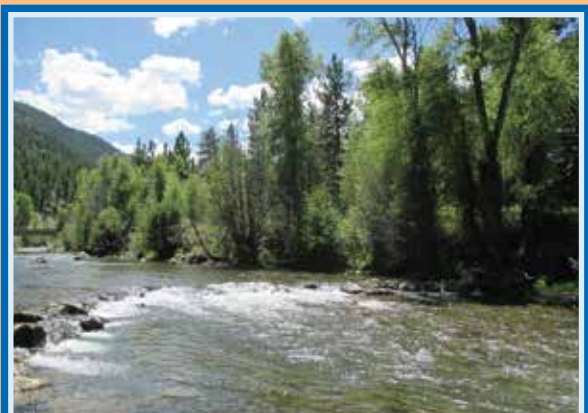
## END OF THE ROAD RETREAT

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



## 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 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

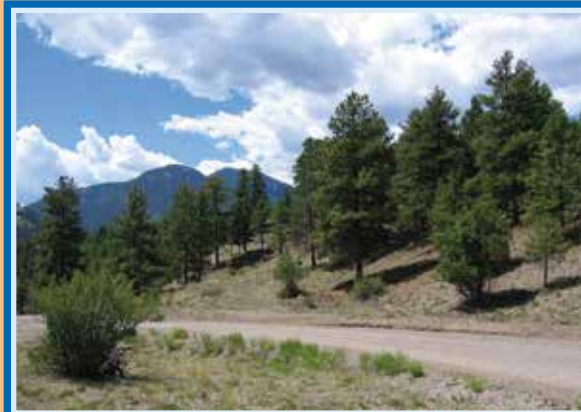




### SAN JUAN RANCH ESTATES

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.

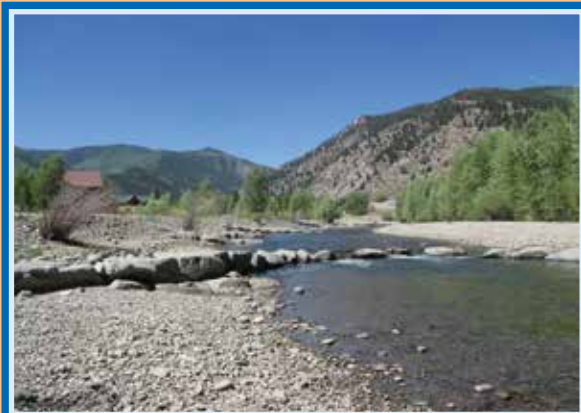
Lots 39 & 41	2.42+/- acres	\$ 99,999	MLS#727778
Lot 46	3.21+/- acres	\$ 85,000	MSL#746350
Lot 93	0.79+/- acre	\$ 95,000	MLS#717122



### 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



### SILVER RIVER ESTATES COUNTY PARCEL

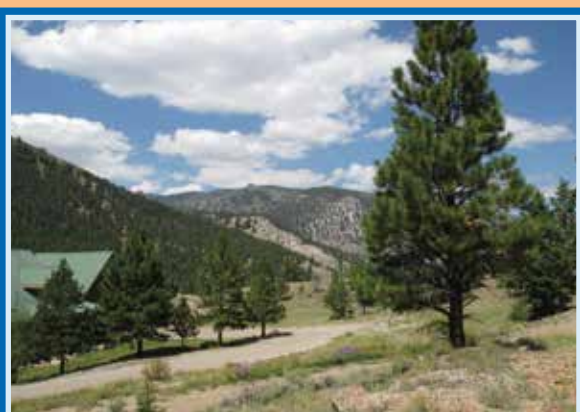
Beautiful 4+/- acre parcel with year round access situated in Hinsdale County and adjacent to the Town of Lake City. City water & sewer are available and easy walking distance to downtown Lake City. Lake Fork of the Gunnison River flows through the property offering world class fly fishing. County zoning 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



### PARK CREEK

Quiet subdivision just south of Lake City with some covenants. Well is in place and engineered septic plans included.

Lot 27	1.20+/- acres/well	\$ 89,900	MLS#770517
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### 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



*Acreage*  
Acreage





## 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 in place. Septic required.

Blk 1/Lot 3	1.27+/- acres /septic	\$110,000	MLS#770556
Blk 1/Lots 6 & 7	2.04+/- acres	\$185,000	MLS#4370



## WYSS'S LANDS LOT 1

This 8.17+/- acre lot has year round access off CR 30 with power and phone available and protective covenants in place. The property is heavily treed, with a small creek and borders BLM land on one side. Plenty of privacy and conveniently located on the scenic Alpine Loop. \$225,000 MLS#761989



## 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



## 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.

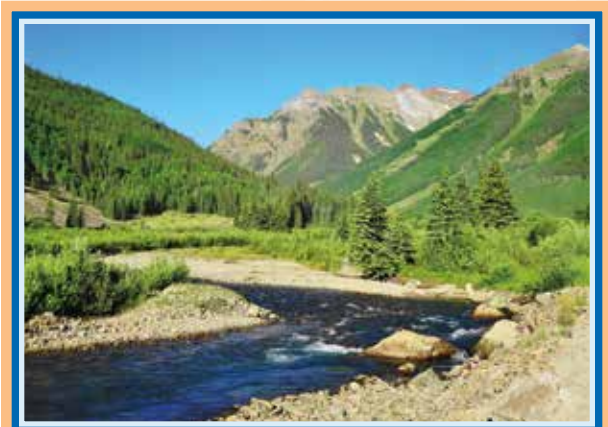
Lot 1	2.75+/- acres	\$199,000	MLS#1106
Lot 2	3.62+/- acres	\$225,000	MLS#1070
Lot 3	2.39+/- acres	\$199,000	MLS#1071
Lot 5	2.67+/- acres	\$100,000	MLS#1072
Lot 8	2.01+/- acres	\$162,000	MLS#737241



## SILVER LEAF LODGE CLAIM

19+ acres located just 1 mile from the Historic Mining Town of Lake City. 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. Truly must see to fully appreciate. \$485,000 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
Blk 16/1-2	0.50+/- acre/well/septic tank	\$ 90,000	MLS#770554



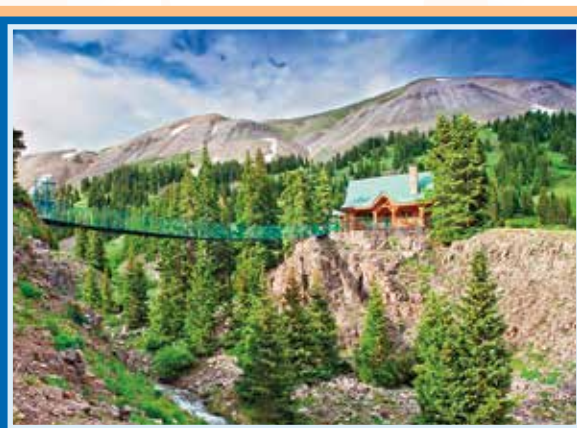
### CAPITOL CITY CABIN

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

Talk about social distance...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#770548



### THOREAU'S CABIN

Here It Is... Fully furnished log cabin located along the "Alpine Loop Scenic Byway" (CR 20). Great location for hunting, fishing, climbing, hiking, mountain biking, 4x4ing or just relaxing. Cabin is located on five private acres at 11,450 foot elevation in Hinsdale County, Colorado. Cabin borders the 102,000 acre nationally designated "Uncompahgre Wilderness" area. Henson Creek runs through the property with views of multiple scenic waterfalls. 150 foot long suspension bridge over Henson Creek provides access to cabin via private parking area. Main level of cabin provides large open area, which includes kitchen, dining room, family room master bedroom, bathroom with hot shower and large storage closets. Upper loft includes two queen-sized beds, ceiling fan and great mountain views through large windows. Cabin sleeps up to eight with three queen-sized beds and a queen-sized sleeper sofa. The deep well provides drinking water through a triple filtration system, toilet is on septic system. Solar panels generate electricity and two buried 1,000 gallon capacity propane tanks included. Shown by appointment only. \$699,000 MLS#770608



# Acreage & High Mountain Seasonal Cabins

## Acreage & High Mountain Seasonal Cabins



# Homes & Cabins



## FIRST STREET GET-AWAY CABIN

Very private in-town location near Henson Creek, walking trails, downtown shops, restaurants and Town park. Only 1 block from the scenic Alpine Loop via CR 20. Original mobile home structure has been placed on a permanent foundation in addition to a modular structure that was added on the east side. Offering 1,218+/- sq. ft. with 3 bedrooms, 1 3/4 baths, open living area with hardwood floors and detached 1-car garage. Zoned Tourist and located within the Town of Lake City Historic District. \$189,900 MLS#760505



## HISTORIC CABIN ON HENSON CREEK

Perfect starter or vacation home situated on the equivalent of 4 Town 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



## CUTE CABIN IN THE BALL FLATS

This single story cabin is situated on 2 Town lots and originally constructed in 1984 with upgrades in the 2000's. Offering 1,056+/- sq. ft. with 2 bedrooms, 1 bath, open kitchen/dining/living area with laminate floors, carpet in master bedroom, small office, Rinnai heater and wood burning fireplace. The beautifully landscaped yard is fully fenced with a sprinkler system. Great location near the Lake Fork of the Gunnison River, 5th Street pedestrian bridge, walking trails and the accredited Lake City Community School. Great year round or vacation get-away. \$225,000 MLS#768907



## CUTE CABIN ON CLEBORN

Cute single story cabin in the Wade's Addition area of Lake City. Situated on the equivalent of 4 Town lots, the cabin was originally constructed in 1959 with later upgrades. Cabin offers 1,430+/- sq. ft. with 3 bedrooms, 2 (3/4) baths and 1 full master bath, open kitchen/dining/living area with tile floors, carpet in bedrooms, original knotty pine paneling, propane wall heaters, updated master bathroom with walk-in closet, enclosed front porch, fenced yard and detached 2-car garage. Cabin will be sold partially furnished. Great location near Memorial Park, walking trails and Lake Fork of the Gunnison River. This cabin is currently in the Hall Realty Vacation Rental market. Great year round or vacation cabin. \$295,000 MLS#770101





#### HOTCHKISS STREET CABIN WITH GARAGE

Well maintained and much loved cabin in the Ball Flats area of Lake City. Situated on 2 Town lots the single story cabin built in 1996 offers over 1,063 sq. ft. with a total of 4 bedrooms and 2 3/4 baths, open kitchen/dining/living area with vaulted T&G ceilings, electric baseboard heat, utility room and detached 1-car garage with separate guest bedroom & 3/4 bath, and partially fenced yard. Great location with year round access and walking distance to the Lake Fork of the Gunnison River, 5th Street pedestrian bridge, walking trails and downtown park. \$299,000 MLS#767486



#### RENOVATED HISTORIC CABIN IN TOWN

Wonderful cabin on 5 lots within the Historic District of the Town of Lake City. Original ranch style log cabin was originally constructed in 1948 with an addition completed in 1996. The home offers over 1,497+/- sq. ft. with 3 bedrooms, 2 full baths, open kitchen/dining/den area, large family room, laundry room, attached 2-car garage and no maintenance exterior decks. Additional amenities include vaulted T&G ceilings and custom built-in cabinets in the family room, double pane windows throughout, efficient hot water baseboard heat, wood burning stove in family room, propane fireplace insert in dining/den area, covered entryways and sprinkler system for the lovely landscaped and fenced yard with mature trees. Zoned Tourist. Great location near downtown park, river, walking trails, shopping, restaurants and the accredited Lake City Community School. \$349,000 MLS#768796



#### 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 yard. 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. \$328,000 MLS#735644



#### CUSTOM LOG 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 and currently in the Hall Realty vacation rental market. \$355,000 MLS#8892

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## SPACIOUS BALL FLATS HOME ON CORNER LOTS

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. \$379,000 MLS#769634



## HOME WITH HENSON CREEK FRONTAGE

Very clean & comfortable home on the hill. Henson Creek frontage for private fishing out your back door. Upstairs loft for bonus space with its own bathroom, perfect for office, game room or additional sleeping area. Main floor is a spacious open design with living room, dining & kitchen with a large island. Master bedroom & bathroom. The fully finished basement has 2 bedrooms, bath, kitchenette and living room. The basement can be closed off from the upstairs and would make an excellent rental unit. Comes fully furnished including washer & dryer. Must See This One Before it Gets Away! \$447,500 MLS#770633



## RIVERSIDE ESTATES FAMILY HOME

Great family home situated on 0.60+/- acres in the Riverside Estates Subdivision of Lake City with wonderful views of Round Top, Red Mountain and Station 11. The 2-story home was constructed in 1995 and offers over 3,692 sq. ft. with 4 bedrooms, 2 (3/4) baths, passive solar sun room with hot tub area, large living room with vaulted T&G ceilings, upstairs loft with north facing balcony, efficient propane fueled Rinnai heater, wood burning stove, custom cabinetry, finished attic space for possible office/craft/media or bedroom, attached 3-car garage with oversized workshop and second floor studio-style apartment. Home will be sold partially furnished. Zoning allows for vacation rentals, long term rentals and some commercial uses. Year round access with plenty of room for family and friends. \$475,000 MLS#768937



## 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 oversized 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





#### 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 at 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. Additional amenities include a wonderful picnic pavilion, bunkhouse, several storage buildings, private well and city sewer. Zoned Tourist and within the Historic District Complimentary Treatment Area. Priced to sell! \$479,000 MLS#770431



#### 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. Located within the Historic District and zoning would allow for commercial uses as well as residential. \$499,000 MLS#756049



#### 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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## MUST SEE 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 partially 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. \$575,000 MLS#758930



## CUSTOM LOG HOME IN SAN JUAN HILLS

Beautiful custom built Swedish Cope Log home constructed in 1999 by Wildhorse Woodworks of Lake City. Situated on a 1.01+/- acre lot in the San Juan Hills Subdivision just north of the town of Lake City. The meticulously maintained home offers 2,126+/- sq. ft. with 3 bedrooms, 2 full baths, open kitchen/ living area on second floor, electric baseboard heat in addition to a propane stove, stainless steel kitchen appliances, granite countertops, antique maple custom cabinets, T&G ceilings with exposed logs, partial carpet & tile



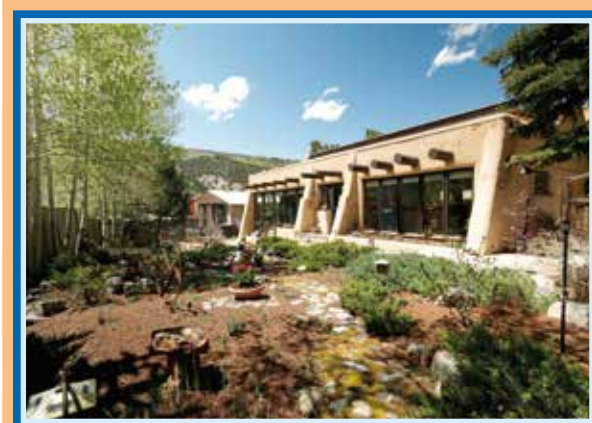
floor coverings, and fully finished spacious walkout basement. Additional amenities include 3rd story vaulted T&G ceilings with east facing dormers, double pane windows throughout, screened in back porch, utility room and plenty of storage space. The over-sized detached 4 bay garage can house your vehicles, RV and OHV toys with plenty of additional storage and workshop space. Home is situated with wonderful views of Cannibal Plateau and the mountain river valley. Subdivision has year round access but does not have any covenants or HOA. Terrific year round family home or Colorado vacation retreat. \$580,000 MLS#760198





### CUSTOM SAN JUAN MEADOWS LOG HOME

Gorgeous custom log home situated on 1.38+/- acres in the desirable San Juan Meadows Subdivision with approximately 1 mile of semi-private fishing rights on the Lake Fork of the Gunnison River including a members only fishing pond and picnic pavilion. The D-log home offers over 2,101+/- sq. ft. with 3 bedrooms, 2 3/4 baths, open kitchen/dining/living area, vaulted 23' T&G aspen ceilings, loft office area, pellet stove, underfloor heat, utility room and attached over sized heated 2-car garage. Additional amenities include double paneled windows, hardwood floors, tile counters & floors in the kitchen & baths, river rock accents, newer carpet in downstairs bedrooms, Jacuzzi tub in master bath, decked storage above the garage and efficient solar panels supplementing the boiler. Nestled among mature evergreens, ponderosa pine and landscaped with boulders, walkways and fire pit. Newer fenced back yard for privacy. Enjoy the mountain scenery and wildlife from the over-sized partially covered deck. Fantastic year round family home or San Juan Mountain vacation get-away. \$595,000 MLS#769293



### 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. \$690,000 MLS#769100



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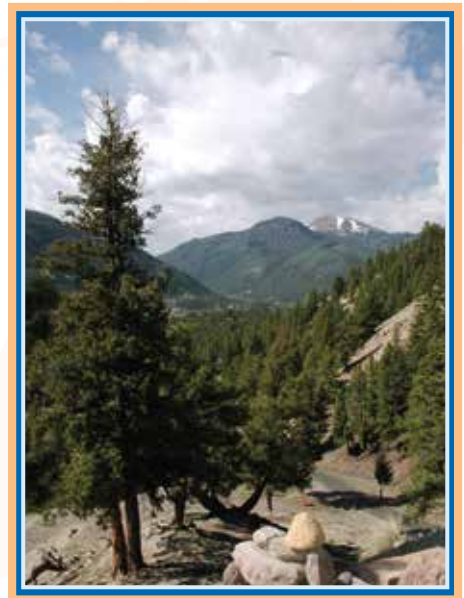
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## LA CASA VISTA

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

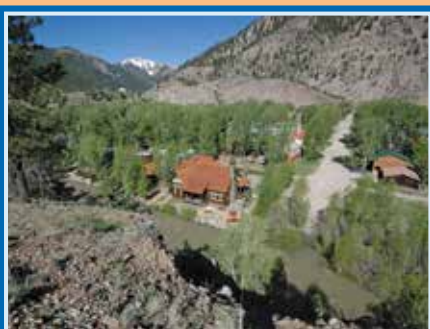




## PARADISE ALONG THE RIVER

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. Located within the Historic District Complimentary Treatment Area. This property offers mountain living at its finest. \$1,470,000 MLS#717537



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# Commercial Properties & Businesses

## Commercial Properties & Businesses



### 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



### GUNNISON AVENUE VACANT LOTS

Nice location just a short walk to Henson Creek, Lake Fork of the Gunnison River and Memorial Park. Highway Frontage - Zoned Central Business District and within the National Preservation Historic District. Utilities, city water and sewer available. Possible owner financing.

Town of Lake City    Blk 70/24-27 & S 1/2 28    \$ 88,000    MLS#758846



### 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 and Historic Districts on Silver Street across from the Town Park. The 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



### 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







#### 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 its 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. Two adjoining lots also available. \$420,000 MLS#770628



#### THE SILVER SPUR

4 Businesses & a Residence in a prime Lake City Location on Gunnison Avenue (Highway 149)! Very well established retail gift store, liquor store, saloon and 14 room motel. 1,426+/- sq. ft. of residential living space above the stores. The main building has a finished basement offering 2,912+/- sq. ft. There is also a bonus snack shack in the saloon courtyard with electricity and water. Family owned and operated for 45 years. Zoned Central Business District and within the Historic District Business Treatment Area. An excellent opportunity to live & work in Lake City for a motivated entrepreneur(s). Possible Owner Financing. \$895,000 MLS#770515



#### 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!!! \$559,000 MLS#749940



#### 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



# Blue Mesa Subdivision



## UNIT ONE

**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

**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 155** - 2+/- acre treed lot with views in remote mountain subdivision. Located in Hunting Unit 66. Level building site. Ideal for a seasonal private retreat. \$16,000 MLS#755408

**LOT 168-169 & 182-189** - Great location for building your mountain get-away 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



## BLUE MESA CABIN ON 8+/- ACRES

Here it is... Seclusion in a Rocky Mountain setting. This private cabin on 8+/- 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. \$255,000 MLS#757347

## 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 13 & 51** - Heavily treed lots offering 5.60+/- acres with amazing views and ready to build your dream home or vacation get-away. Located only minutes from world class fly fishing on the Lake Fork of the Gunnison River and located within big game Hunting Unit 66. The subdivision offers privately stocked fishing pond and members clubhouse. Easy access off of CR 25. \$65,000 MLS#760836

**LOTS 33-34** - Incredible views from this 4+/- 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+/- 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



## CEBOLLA RIVER RANCH

In Gunnison County



**LOTS 143-144** - Nice 9+/- acre parcel with easy access off of CR 25 via Highway 149. Property is near National Forest in Hunting Unit 66, BLM and world class fly fishing opportunities in the Lake Fork of the Gunnison River. Great location for building your mountain get-away with spectacular views of the West Elk Mountains and the Lake Fork Valley. Property is located on a dead end road with plenty of privacy. Current owners have full set of engineered house plans. Possible Owner Financing. \$39,000 MLS#760178

**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

**LOTS 174, 203 & 205** - Great location for building your seasonal mountain get-away with stunning mountain views. Property overlooks the subdivision pond with member fishing rights and the subdivision clubhouse has a meeting room and bathrooms with shower stalls. Only minutes from world class flyfishing on the Lake Fork of Gunnison River and near BLM, National Forest and in Hunting Unit 66. Power and phone to the property. Well and septic required. Possible year round access. \$65,000 MLS#770731

**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+/- 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 247-254** - Excellent horse and recreation property! Gorgeous aspen & evergreen trees on these 8 lots comprising 16.60+/- 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. \$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 flyfishing. \$24,000 MLS#749694



### CEBOLLA RIVER RANCH

Here's your chance to own the full family membership of Ranch H-6 in the exclusive Cebolla River Ranches Fish Club. This remote fishing paradise includes over 6± miles of private secluded Cebolla Creek. The full family membership includes a riverfront deeded 35+/- acre buildable parcel, a common club house and a full time caretaker. Not to mention some of the best trout fishing Colorado has to offer. Better start tying some new fly's before this one gets away! \$540,000 MLS#770691

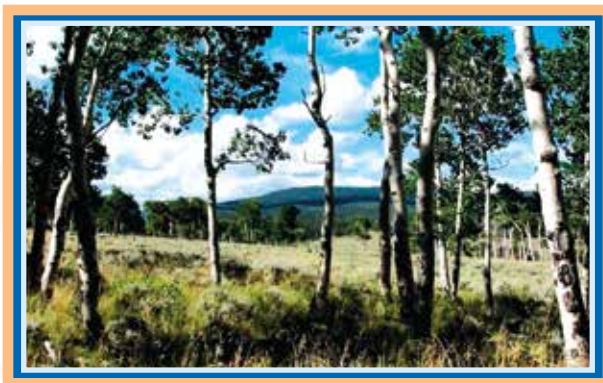
# Blue Mesa Subdivision & Cebolla Ranch

Blue Mesa Subdivision & Cebolla Ranch



## GUNNISON RANCHES

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



### 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 DREAM PROPERTY

Consisting of 52+ acres in the Big Game Unit 66 and bordered on two sides by BLM & Blue Mesa Subdivision. There are no covenants nor HOA fees and electricity is located at the edge of the property line. Several great building sites to choose from with spectacular 360 degree views from the top of the property. The parcel is just up the road from world class flyfishing on the Lake Fork of the Gunnison River and a short drive to recreation on the Blue Mesa Reservoir. The parcel has a great mix of mature aspen and pine groves with open space as well to enjoy the abundant wildlife. \$185,000 MLS#769011

## 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







### 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

**KLONDYKE 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. \$169,000 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. \$12,500 MLS#770575

**MAMMOTH & PRIDE OF COLORADO LODE CLAIMS** - Surface rights only for this 20.66+/- acre Rocky Mountain mining claims 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. \$485,000 MLS#735833 (See page 4)



### PARK MINING DISTRICT

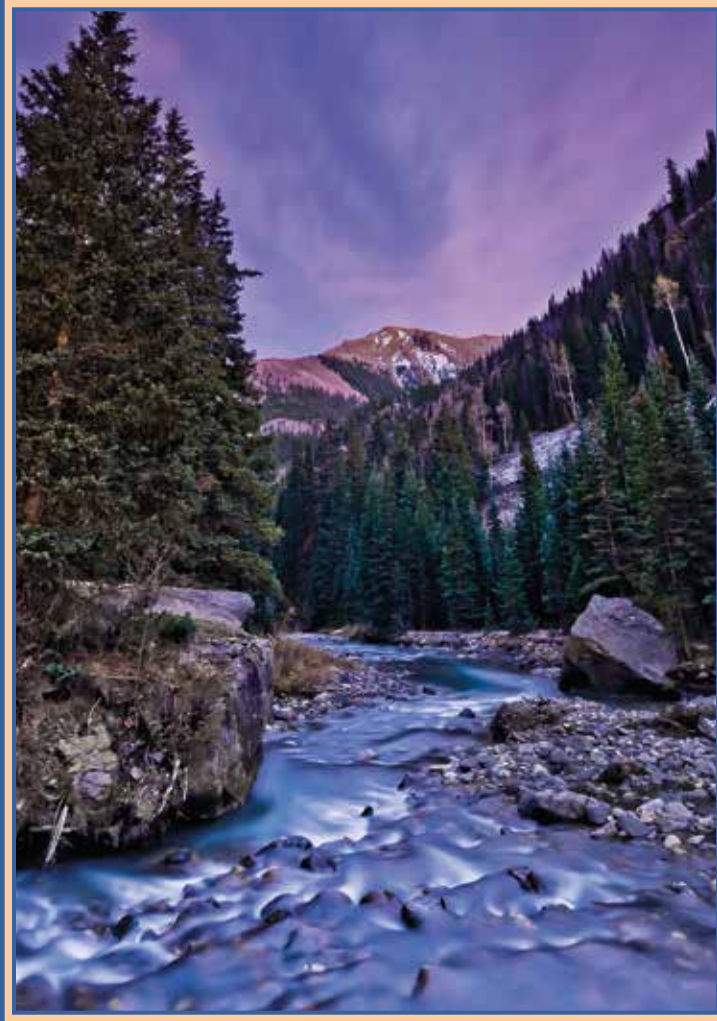
**ADDIE LOVELL LODE CLAIM** - Beautiful remote 3.18+/- acre mining claim located just below American Basin on Cinnamon Pass Road (CR 30). Access from Lake City via 2 wheel drive or from Silverton via 4 wheel drive. Lake Fork of the Gunnison River and trailhead to Handies Peak are within walking distance.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

**ADELAIDE MILLSITE** - Own your own private, secluded piece of paradise in the Rocky Mountains: five acres surrounded by Public Lands that area accessible via a short hike (approx. 150 yards) off CR 30. Property is located approx. 2.5 miles beyond Sherman off the Shelf Road. This mill site property is heavily treed with the Lake Fork of the Gunnison River running through the middle of it and includes a small rustic hunting/camping shelter. Seller has obtained a Right of Way Permit from the BLM to put in a driveway down to the property. \$89,000 MLS#770610

**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.

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