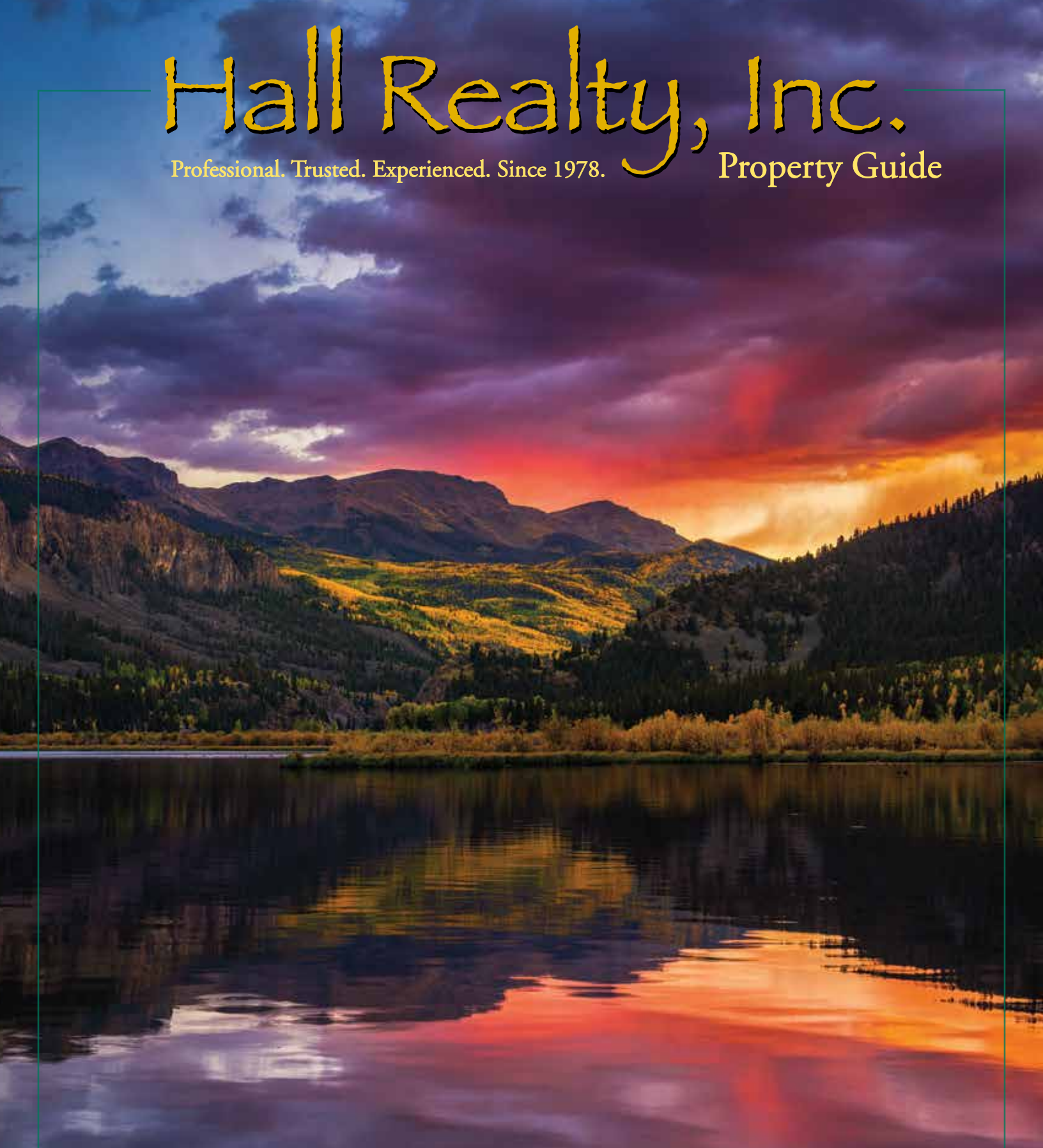


# Hall Realty, Inc.

Professional. Trusted. Experienced. Since 1978.

Property Guide



In celebrating 44 years, we extend heartfelt appreciation to our clients & community.  
Lake City, Colorado | [www.hallrealty.net](http://www.hallrealty.net)



# Acreage

## BLUE MESA SUBDIVISION UNIT TWO IN GUNNISON COUNTY

**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

## TOWN OF LAKE CITY LOTS

Town of Lake City    Blk 53/5-7/river    \$269,000    MLS#784854

## 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 34    1.57+/- acres/well    \$190,000    MLS#4912



## SAN JUAN HILLS

A 1.63+/- acre lot with great building spot for your Colorado mountain cabin. Nestled on the hairpin turn of Deer Trail Road with east facing mountain views of Cannibal Plateau. No HOA nor covenants. Well and septic is required and power is to the property line. This quiet subdivision is just north of the Town of Lake City. \$99,000 MLS#791631



## 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+/- acres	\$ 85,000	MLS#782920
Lot 71	1.17+/- acres	\$ 75,000	MLS#779836
Lot 81	1.77+/- acres	\$ 49,500	MLS#774764



## 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	\$ 40,000	MLS#2023



## MABBETT SUBDIVISION

Beautiful 2.68+/- acre parcel with Lake Fork of the Gunnison River frontage. Recorded easement for access thru the Texan Resort. No subdivision covenants nor HOA. Well and septic required. \$239,000 MLS#782185



## PARK CREEK

Quiet subdivision just south of Lake City with incredible mountain views. Some covenants. Well and septic required.

Lot 28	1.01+/- acres	\$ 64,900	MLS#772390
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Front and back cover images by







### MONTE QUEEN

Beautiful ready-to-build lots with year round access. Gorgeous east mountain views overlooking Vickers Ranch ponds and pastures. Subdivision borders Public Land. Utilities available. Well and septic required.

Lot 6 1.01+/- acres/shared well \$ 129,000 MLS#782506



### ACREAGE WITH RIVER FRONTAGE

Prime acreage located on the Lake Fork of the Gunnison River. This 2.64+/- acre parcel has excellent views of the surrounding mountains and river. Privately located with year round access and near the turnoff to the scenic Alpine Loop (CR 30). Potential building site with utilities available. Well and septic required. \$377,000 MLS#780402



### LAKEVIEW ESTATES

Absolutely stunning views of Lake San Cristobal, the second largest natural lake in Colorado. Lot 11 comprises 0.26+/- acres and is ready to build your year round dream home or mountain get-away. Please note that Lot 11 has a building height restriction. The public unit development has utilities to the property line and a community water and sewer system. \$175,000 MLS#792401



### ALPINE VISTA

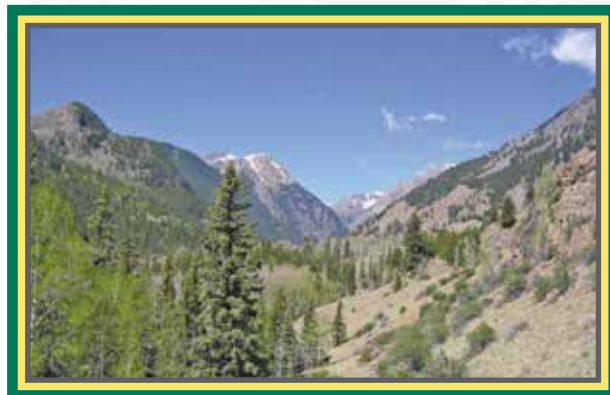
Small subdivision on the beautiful Alpine Loop with year round access off CR 30. Bordered by National Forest with magnificent views of the nearby San Juan Mountains. Aspen and spruce forest with secluded and private appropriately sized lots. Individual wells, electric and phone available, driveway in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

Lot 2	3.62+/- acres	\$199,000	MLS#1070
Lot 5	2.67+/- acres	\$199,000	MLS#792255
Lot 8	2.01+/- acres	\$162,000	MLS#775053



### 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

*Acreage*  
**Acreage**



# Mining Claims & Seasonal Acreage

## GALENA MINING DISTRICT

**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

**RUBY QUEEN LODE CLAIM** - Get away from it all at 12,300' elevation. Perfect spot to spend your summer on top of the world with fantastic mountain views in the heart of the San Juan Mountains of Colorado. Property consists of 1.09+/- acres and has a 12' X 22' wood deck with a 12' X 16' prospector's tent with wood burning stove that will convey with the sale. Seasonally accessible June thru October via the Engineer's Pass road known as the scenic Alpine Loop via Hinsdale CR 20. \$58,000 MLS#793424

**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

**MAMMOTH & PRIDE OF COLORADO LODE CLAIMS** - Surface rights only for these 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

**NORA LODE CLAIM** - Fantastic location overlooking the historic mining Town of Lake City with amazing views of Red Mountain, Round Top, Mount '71 and the Continental Divide! The 9.68+/- acres is a walk in/walk out property only. There is a small 10' X 12' two story off-grid cabin. \$85,000 MLS#784944

**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

## 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. \$49,000 MLS#2649

**ADELAIDE MILLSITE** - 5+/- acres surrounded by Public Lands that are seasonally accessible via a short hike off the scenic Alpine Loop (CR 30). Property is located approx. 2.5 miles beyond Sherman off the Shelf Road. Acreage 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 that is transferable to the new owner. \$89,000 MLS#794831

**ANACONDA LODE CLAIM** - Absolutely incredible wide open views in all directions from this 10.33 +/- acre claim which sits at nearly 13,500 feet overlooking American Basin. Easy 1 mile hike from the Cinnamon Pass Road (CR 30). Completely surrounded by Public Land and perfect for a yurt or off-grid summer cabin. \$75,000 MLS#793060



**PATENTED MINING CLAIM DISCLOSURE:** Please note that most mining claims and millsites will not qualify for a bank loan due to the seasonal only access, lack of utilities and distance from any fire rescue services.



## 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 2	3.86+/- acres	\$109,000	MLS#782146
Parcel 4	4.38+/- acres	\$165,000	
Parcel 6	3.98+/- acres	\$ 95,000	
Parcel 7	1.94+/- acres	\$ 70,000	
Parcel 8	27.39+/- acres	\$375,000	
Parcel 9	3.49+/- acres	\$ 65,000	
Blk 16/1-2	0.50+/- acre/well/septic tank	\$ 97,500	MLS#794829



## 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#794766



### IN TOWN HISTORIC VICTORIAN

This charming Victorian was originally built by Lake City assayer W. H. McClellan in 1877 and completely 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 hardwood floors installed in 2011 downstairs and original hardwood floors upstairs, high Beetle Kill T&G ceilings downstairs, bay window, Velux skylights with Omni opening and nightshades, Vermont Casting Soapstone wood burning stove, efficient Rinnai heater, stainless steel kitchen appliances, tile floors & granite counter tops in kitchen, custom oak kitchen cabinets and small utility room with washer/dryer hookups. In addition the home was lifted in 2011 to add an insulated permanent foundation and encapsulated crawlspace making the home very efficient for year round living. There is a small front and fenced back yard with exterior wood deck. Located in downtown Lake City with Gunnison Avenue frontage and alley access to Town Park. Zoning will allow for single family residence and/or commercial uses. This home is located within the Town of Lake City Historic District and any exterior improvements will have to be approved by the Historic Commission. Own a piece of Lake City history in the heart of the San Juan Mountains. \$399,000 MLS#792939



### MOUNTAIN MEMORIES CABIN

Wonderful generational family cabin that grandpa built in 1967. The sweet year-round cabin is situated on 3 Town corner lots in the Ball Flats area of Lake City. The home has had later additions and upgrades, with all of the electrical being upgraded



in 2012 and the most recent remodel in 2017. The single story cedar sided cabin offers 1,144+/- sq. ft. with 3 bedrooms, 1 3/4 baths, open kitchen/dining/living area with hickory wood floors, wood burning stove, propane fueled efficient Rinnai heater, attached 1-car garage and detached storage shed. Enjoy mountain and river views from the front deck with mature evergreens that were planted when the home was built. Within walking distance to the Lake Fork of the Gunnison river, walking trails, Lake City Community Schools, grocery store, post office and movie theatre. The home will be sold furnished and ready to enjoy and create your own family's mountain memories. \$399,000 MLS#793802



# Homes & Cabins

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# Homes & Cabins

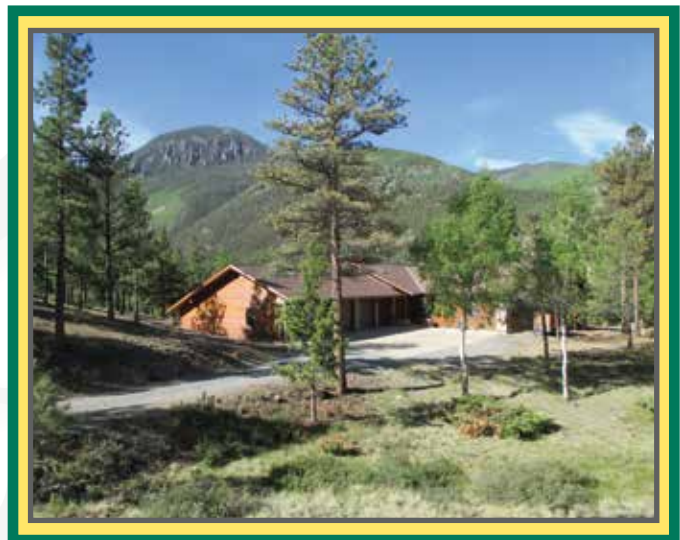


## BENT CREEK CUSTOM BUILT HOME

Incredible mountain views of the Upper Lake Fork Valley from this year round custom built home in the desirable Bent Creek Subdivision via the scenic Cinnamon Pass Road (CR30). Situated on 0.979+/- acres this highly efficient and structurally insulated home, with hardy board siding and standing seam metal roof, was completed in 2020 and offers 1,764+/- sq. ft. of residential living space and a finished 1,280+/- sq. ft. oversized 2-car basement garage with workshop plus 1/2 bath. The single owner residence is mindfully



oriented to capture the scenic views and solar gain. The main residence is on the second story with an open kitchen/dining/living area, master bedroom with full bath, guest bedroom, 3/4 bath and utility area. The third story is a large open loft bedroom with sitting area plus 1/2 bath that could be easily converted into one or two privately walled bedrooms if one desired. Additional amenities include efficient propane fueled in-floor heat, propane free standing stove with cedar wood mantel and cultured dry-stack stone in living area, Alpen 4-pane solar blocking windows with automatic custom shades on the upper windows, tile floors on the main level, Lifeproof laminate flooring in the loft, pecan wood stairs, aspen wood T&G ceilings, aspen walls, custom raised panel maple wood cabinetry, granite countertops, stainless steel appliances, whole house water filtration system and LED lighting throughout. The south facing no maintenance Evergrain deck, with direct access from the living area, offers plenty of outdoor area entertaining and includes remote controlled awnings for added enjoyment. The home has direct access to the Alpine Loop via (CR 30) just 20 minutes south of the Town of Lake City. The small private subdivision offers a community water system and is bordered on 3 sides by BLM. A true gem in the heart of the beautiful San Juan Mountains of Colorado. \$795,000 MLS#793922



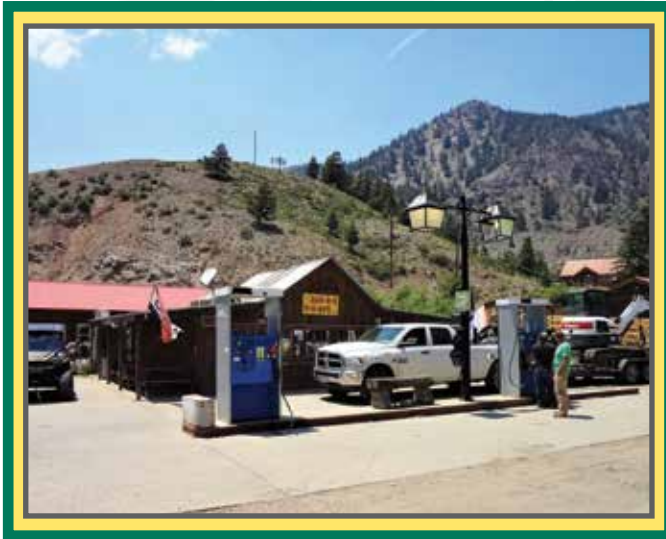
## RANCH STYLE HOME ON 3.40+/- ACRES

Nestled among the evergreens with incredible southwestern mountain views sits this custom built home situated on 3.40+/- acres in the Lake City Heights Subdivision of the Town of Lake City. The much beloved year round single story home constructed in 2001 is in the shape of an airplane as a nod to the owner's long career as a commercial pilot with Delta Airlines. The home offers 3,680+/- sq. ft. with 3 large bedrooms, 3 1/2 baths, large great room with wet bar, vaulted T&G ceilings, open beams and cultured stone dry-stack fireplace with 2 sliding glass doors leading to the covered exterior deck. The office, kitchen, large utility room and master bedroom with oversized walk-in closet plus cedar lined closet are located in the east wing. Situated in the west wing of the home is the media/movie room with soundproofed walls, guest bedroom, guest bath, and a second guest master suite bedroom with private 3/4 bath. The primary



heat source is propane fueled in-floor heat with a backup wood burning pellet stove and wood burning fireplace. The orientation of the year round living home captures the mountain views in addition to ample sunlight and solar gain. The master bedroom and kitchen have direct access to the south facing covered deck and custom flagstone patio and walkway. The guest bedrooms also have access to their own west facing covered deck. The attached oversized heated 4-car garage offers ample storage for your vehicles, mountain toys, in addition to a workspace area for your custom projects. The home is ADA Accessible and will be sold mostly furnished. Although in a subdivision there is no HOA nor dues. This is a one-of-a-kind property in the heart of the majestic San Juan Mountains of Colorado. \$1,100,000 MLS#792684





### SPORTSMAN'S BBQ STATION & BACKYARD WITH RESIDENCE

The Sportsman's BBQ Station and Backyard is not Only a Gas Station, Convenience Store and Restaurant; 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 beautiful 1 bedroom 1 bath apartment is for living quarters for future owners or a possible rental. The Sportsman is also known for its catering abilities for parties and special events,



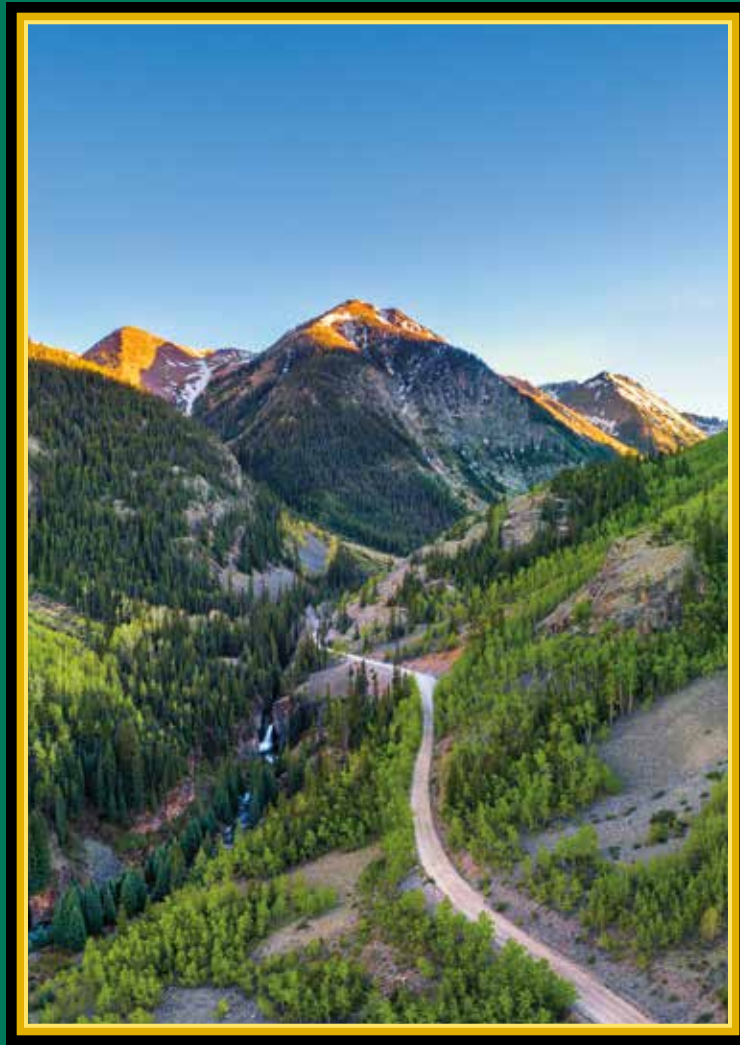
as well as being known for some of the best BBQ in the valley. The business, buildings and equipment are included. The 4 Bay Garage is Currently Leased to an OHV Rental Company. The lease will transfer and is in place through 10/22.

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!!! \*Owner Financing Contingent upon Price, Terms and Buyer Qualifications Acceptable to and Approved by the Seller(s). \$845,000 MLS#788561



# Commercial Properties & Businesses

Commercial Properties & Businesses



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