

Hall Realty, Inc.

Professional. Trusted. Experienced. Since 1978.

Property Guide



In celebrating 45 years, we extend heartfelt appreciation to our clients & community.
Lake City, Colorado | www.hallrealty.net

Small Acreage



BLUE MESA SUBDIVISION UNIT ONE IN GUNNISON COUNTY

Lot 153 - 2.1 acre lot in the remote and private subdivision with easy access off of CR 25 via Hwy 149. The lot has great views and lots of trees for privacy. Property is near National Forest in Hunting Unit 66, near BLM land and fly-fishing opportunities in the Lake Fork of The Gunnison River. Subdivision offers a privately stocked fishing pond and members only clubhouse with bathrooms and showers. \$32,000 MLS#797529



TOWN OF LAKE CITY LOTS

Town of Lake City Blk 34/17-19 \$ 75,000 MLS# 804483



SAN JUAN HILLS

Lot 13 is 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



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

Front and back cover images by





PARK CREEK

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

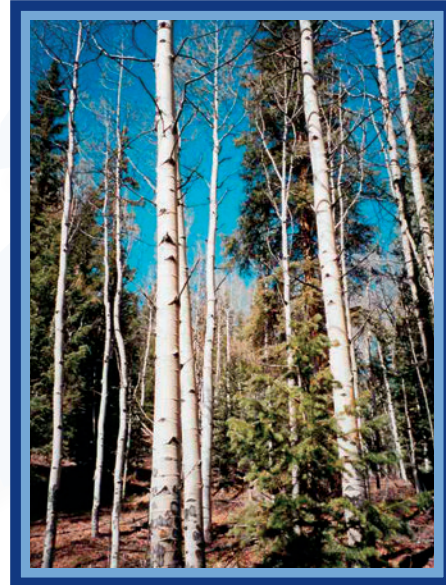
Lot 28	1.01+/- acres	\$ 64,900	MLS#772390
Lot 27	1.20+/- acres well in place	\$ 89,900	MLS#775017



MONTE QUEEN

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

Lot 6	1.01+/- acres/shared well	\$ 129,000	MLS#804176
-------	---------------------------	------------	------------



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



Small Acreage
Small Acreage

Mining Claims & Seasonal Acreage

GALENA MINING DISTRICT

MIDNIGHT BELL LODGE - 10.33+/- acres high mountain mining claim. Seasonal foot access only. On Patented Mining Claim Map as #283. \$17,000 MLS#804475

RUBY QUEEN LODGE 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. \$39,850 MLS#793424

SONOMA LODGE CLAIM - 10.33+/- acres high mountain mining claim. Creek runs through the property. Seasonal foot access only. \$17,000 MLS#804474

LAKE MINING DISTRICT

BELLE OF ST. LOUIS & EMPIRE LODGE CLAIMS - "Awesome Views" from this 20 acre parcel made up of 2 mining claims. A great property for someone that wants solitude, off-grid living and no neighbors. Land is bordered by BLM. There is a 2-wheel drive road in place to the lowest building site, and a 4-wheel drive road to the bottom of the upper claim. There are 2 additional building sites that can be improved that provide "Eagle Nest" views. No utilities and no well currently on the property. Please note that there is no winter maintenance from the Hwy 149 turnoff. \$195,000 MLS#804507



MAMMOTH & PRIDE OF COLORADO LODGE 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#804476

NORA LODGE 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 LODGE 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#804477

PARK MINING DISTRICT

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#804431

ANACONDA LODGE 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. \$39,900 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 4	4.38+/- acres	\$165,000	MLS#804453
Parcel 6	3.98+/- acres	\$ 95,000	MLS#804455
Parcel 7	1.94+/- acres	\$ 70,000	MLS#804456
Parcel 8	27.39+/- acres	\$375,000	MLS#804457
Parcel 9	3.49+/- acres	\$ 65,000	MLS#804426



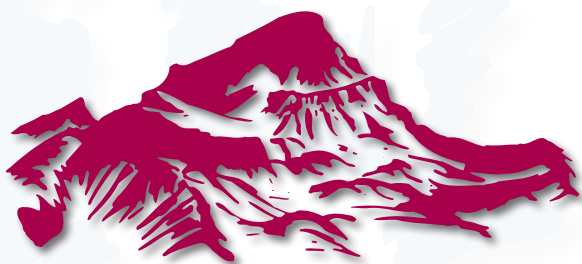
CEBOLLA RIVER RANCH IN GUNNISON COUNTY

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



HOTCHKISS STREET CABIN

This is it! Cute and very well maintained cabin in the Ball Flats area of the Town of Lake City. Situated on 2 town lots, the cabin offers 1 bedroom with full bath downstairs, loft bedroom with full bath upstairs, open kitchen/dining/living area, free standing propane heating stove, granite counter tops accented with vaulted T&G ceiling and custom log stairway giving a Colorado home feel. Enjoy the mountain scenery off of the covered front or back porches. Yard is partially fenced and there is a detached custom built storage shed included in the sale. Cabin is currently in the short term seasonal vacation rental market and current bookings for the 2023 season will need to be honored. Please note that a new owner will have to submit for a permit issued by the Town of Lake City to continue any future short term rentals. Cabin is located near river walking trails, 5th Street pedestrian bridge and Lake City Community School. This property would make for a wonderful full time residence or second home get-away. \$399,999 MLS#803032



FOOTE - VICKERS VICTORIAN

This beautiful Victorian was once considered among the most lavish in Lake City with French-inspired mansard roof and imported silk wallpaper in the parlor. Originally built in 1880 and remodeled 100 years later, this lovely 2-story residence sits on 7 lots offering 0.50+/- acres overlooking Lake City with views of the north valley mountains. Consisting of 2,617+/- sq. ft. with 3 large bedrooms each with private baths upstairs, main floor powder room, large kitchen, dining room, 2 living areas, covered front porch, enclosed back



porch, mechanical room in cellar, partial metal roof, and detached oversized 2-car garage with storage area and workbench. Additional amenities include 14 inch brick walls on lower level, beautiful oak hardwood floors, new strategically placed carpet, tall ceilings, brass fixtures, custom built cabinets throughout, Lalique Victorian chandelier in dining room, Lalique chandelier in stairwell, tall bright windows with custom wood cornices including accent lighting, bay window, ceiling fans, wood burning stove, thermostat controlled Chromalox electric heat, 2 Vanguard propane heating units for this well insulated and sound proofed Victorian. The current owner has installed a new refrigerator, dishwasher, and microwave in the kitchen and new south facing exterior gutters and downspouts. The workout equipment including elliptical machine will be included in the sale. Home was completely repainted in 2021. Property is also in the Town of Lake City Historic District and any exterior improvements will need to be approved by the Historic Commission. Property is Zoned Tourist which will allow for multiple uses. Wonderful year round family home, vacation retreat or potential Bed & Breakfast business opportunity. \$690,000 MLS#802653

Homes & Cabins

www.hallrealty.net

970/944-8100

Commercial Properties & Businesses

Commercial Properties & Businesses



CLIMB ELEVATED EATERY & BUILDING

CLIMB is Lake City's most beloved fine dining restaurant. The owner's vision, attention to detail and culinary talents come to life in an inviting setting with wonderful south facing mountain views. Whether dining for your first time while vacationing or a long time local returning for their favorite dish, guests are greeted warmly and are surrounded with a friendly yet intimate ambiance.

The owners/operators purchased the commercial building in 2015 and remodeled the restaurant space, commercial kitchen and added a fire suppression hood system, walk-in refrigerator and storage area. In 2017 the owners added covered outdoor seating to accommodate needed dining space. Indoors the restaurant can comfortably seat 36 (maximum 45) and outdoors can seat 42.

This is a turn-key business opportunity for someone looking to continue a well established business with dependable menu favorites and cash flow. All fixtures included with a transfer - including all furniture, decor, glassware, inventory, fixtures, fully replaced commercial kitchen equipment and Touch Bistro point of sale system and intellectual property including website and logo.

The single story 1,960+/- sq. ft. cedar sided building was originally constructed in 1996. In addition to the restaurant, the building also houses the Lost Sock Laundromat offering 12 coin operated washers and 10 dryers. The front porch is completely covered, has an ADA ramp on the west side and a recently remodeled 1/2 bath centrally located for use by patrons of either business.

Owners/operators are willing to consider owner financing to a qualified buyer and train with new buyers for a smooth and successful transition. This is an exceptional opportunity to own an exceptional business. \$740,000 MLS#797345





WOODLAKE RV PARK & CAMPING

Come - Stay - Relax - Play! This perfect family outdoor recreational retreat was founded by Latellya Smith in 1973 as a place for families to relax by the river and enjoy the beautiful San Juan Mountains while not feeling crowded. The Woodlake RV Park & Campground is located just 2-1/2 miles south of Lake City, Colorado, via Highway 149 and nestled along the Lake Fork of the Gunnison River at the base of Slumgullion Pass.

Open June through September, the Forest at Woodlake & the River at Woodlake are situated on more than 12 acres offering a total of 53 uncrowded RV Sites with full hookups, 3 fully furnished Cabins, 3 Bunkhouses, 2 Tent areas with river access, a guest Cardroom, 2 Shower Houses, and 1 industrial Laundromat. Additional amenities available to all guests include river access, 2 covered oversized

Pavilions, fire pits, cell phone service and wifi. Groups are welcome and the park provides opportunities for a wonderful wedding, family reunion or business retreat.

Lake City has many activities, including fishing, hiking, biking, 4-wheeling, boating, bird watching, or visit one of the many historic sites, mines, and Scenic Byways. Visit Lake San Cristobal, the second largest natural lake in the state, or dine in one of the local eateries in historic downtown Lake City.

The turn-key sale will comprise all 12+ acre well maintained improvements including a private owner's residence, all intellectual property of the business including www.woodlakervpark.com, and all equipment for continued operation and a smooth ownership transition of this much beloved property. Please note that all showings must be

scheduled in advance with the listing broker(s) present. Please contact directly for pricing based on a June 2023 appraisal. This is an incredible opportunity to continue Latellya's successful business vision in the heart of the San Juans.



Commercial Properties & Businesses

Commercial Properties & Businesses



Back Cover Photo by: Michael Underwood • www.michaelunderwoodphotography.com

Hall Realty, Inc.

JUDY GRAY
Vacation Rental Management
970-944-8104
email: judy@hallrealty.net

DAVE ROBERTS
Broker Associate
970-209-3352
email: dave@hallrealty.net

A. DANIELLE WORTHEN
Owner/Broker Associate/Office Manager
970-944-8100
email: danielle@hallrealty.net

JEFF WORTHEN
Owner/Broker
970-944-8105
email: jeff@hallrealty.net

970.944.8100 info@hallrealty.net
P.O. Box 280 269 South Gunnison Avenue Lake City, Colorado 81235

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.