

Rangely, CO - Outfitting Business & Basecamp For Sale
Highway 139
Rangely, CO 81648

\$1,200,000
5± Acres
Rio Blanco County



Rangely, CO - Outfitting Business & Basecamp For Sale

Rangely, CO / Rio Blanco County

SUMMARY

Address

Highway 139

City, State Zip

Rangely, CO 81648

County

Rio Blanco County

Type

Residential Property, Business Opportunity, Recreational Land

Latitude / Longitude

39.78244 / -108.7724

Dwelling Square Feet

5,000

Bedrooms / Bathrooms

9 / 4

Acreage

5

Price

\$1,200,000

Property Website

<https://aspenranchrealestate.com/property/rangely-co-outfitting-business-basecamp-for-sale/rio-blanco/colorado/96407/>



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PROPERTY DESCRIPTION

Turnkey Outfitting Business & Basecamp Property – Rangely, Colorado For Sale

Set in the wild and scenic country of northwest Colorado, this business and property offers a rare chance to acquire a respected, long-standing outfitting business together with a fully developed 5-acre basecamp property. Located off of Highway 139 near Rangely, this operation provides everything needed to step immediately into a thriving Western outfitting lifestyle—high-demand hunting access, lodging, infrastructure, equipment, and a strong reputation built over years of professional service.

Your Gateway to Premier Colorado Hunting — GMU 21 & GMU 30

Ideally positioned near the border of GMU 21 and GMU 30, the business operates in two of Colorado's most coveted big-game regions.

- GMU 21 is renowned for excellent mule deer genetics, productive sage and pinyon-juniper habitat, and consistent trophy potential.
- GMU 30 provides rugged canyons, rolling hills, and transition zones rich in elk and mule deer throughout the fall seasons.

The basecamp's location allows hunters to drive directly from the property into these hunting areas, no horses required, eliminating long morning commutes and maximizing time in the field. This proximity—combined with the region's game density—has built a loyal client base that returns year after year.

A Fully Developed Basecamp Designed for Comfort & Efficiency

The 5-acre headquarters is a significant asset that sets this business apart from typical outfitting operations. Purpose-built for guiding, hosting, and lodging, the property includes:

- A 1900 sq ft main manufactured home is zoned multiple use for commercial and residential serving as a residence or central operations hub
- Nine well-maintained guest cabins, ideal for hunters, guides, or seasonal staff
- A dedicated cook and dining lodge, perfectly equipped for serving groups and enhancing the guest experience
- Sleeping capacity for up to 22 people, allowing the business to comfortably host large hunt parties
- Ample parking, outdoor staging areas, and direct access to public-land road networks

Every piece of the property has been designed for functionality in the outfitting environment—from early-morning departures to evening meals shared after long days in the field.

A Turnkey, Well-Run Outfitting Operation

The business includes all equipment, client lists, marketing assets, permits for operations on hundreds of thousands of contiguous acres (Pending BLM transfer/approval), and established operational systems. The current owners have invested heavily in building reliable logistics, strong land-use relationships, and a reputation for high-quality guided and unguided experiences. The outfit comes with an impressive book of business and booking in place through 2027. A new owner can step seamlessly into a proven operation with immediate revenue opportunity.

A Lifestyle Business with Exceptional Upside

Beyond its established hunting clientele, the property and business offer room for expansion—additional adventure packages, offseason lodging, photography workshops, OHV tours, mountain biking support, or destination retreats. The area's growing tourism appeal and vast public-land resources make it ideal for additional recreational ventures.

A Rare Western Offering

This outfitting business opportunity provides a unique combination of real estate, outfitting permits, lodging infrastructure, and a trusted name in one of Colorado's top hunting regions. Opportunities like this—where a fully functional basecamp, established clientele, and access to premier GMUs are bundled together—are exceptionally rare. Partial owner carry may also be available to qualified buyers

For buyers seeking a turnkey outfitting operation, an income-producing property, or an authentic Western lifestyle business, this property and business checks all the boxes.

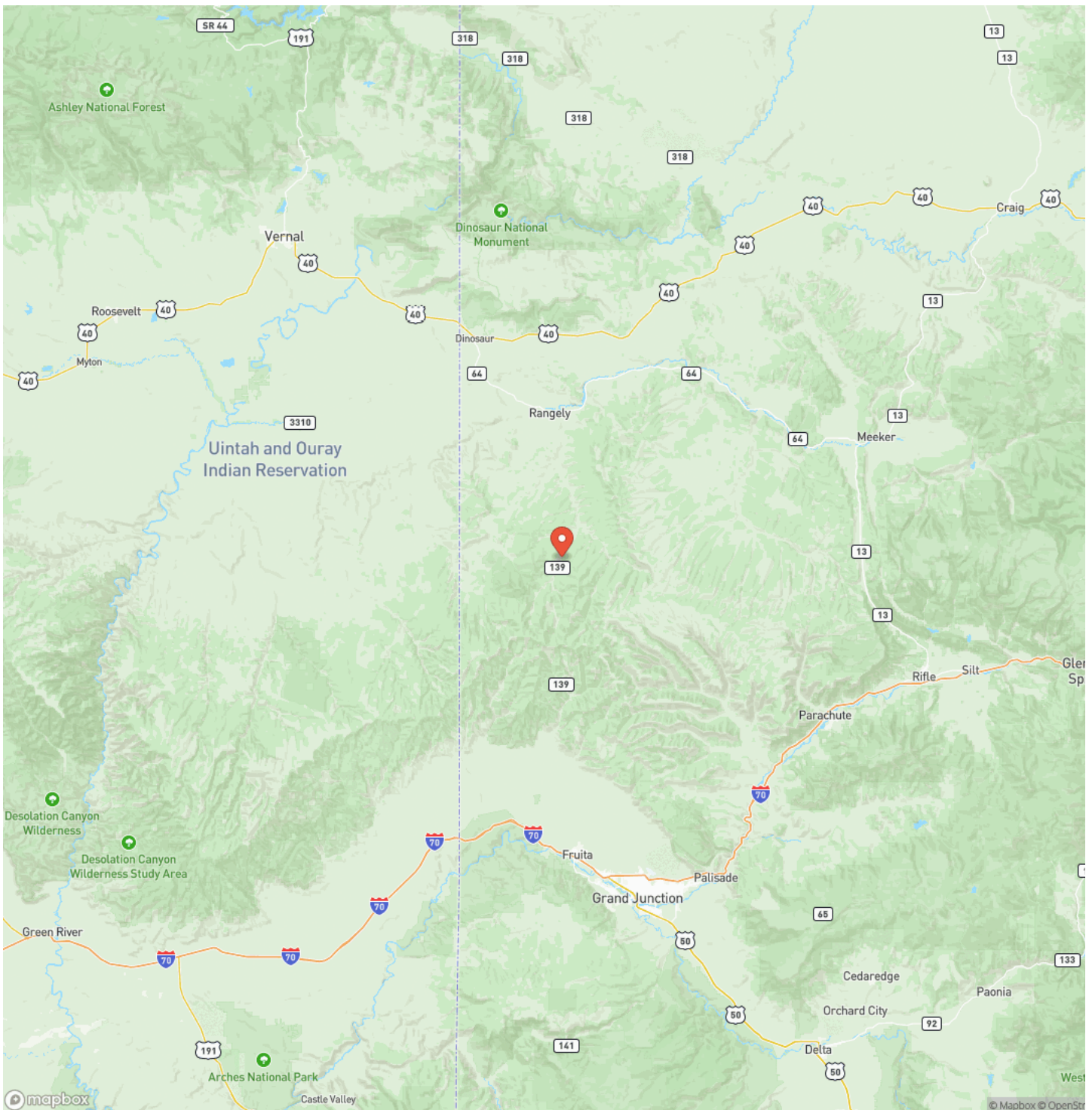
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Locator Map



Locator Map



Satellite Map



Rangely, CO - Outfitting Business & Basecamp For Sale

Rangely, CO / Rio Blanco County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

Loma, CO 81524

NOTES

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This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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