

**61.07± Acres of Colorado Backcountry — Hunting,
Recreation & Off-Grid Potential**
Gold Standard Lode Cluster Sawmill Gulch Road
Saguache, CO 81149

\$249,000
61± Acres
Saguache County



61.07± Acres of Colorado Backcountry — Hunting, Recreation & Off-Grid Potential Saguache, CO / Saguache County

SUMMARY

Address

Gold Standard Lode Cluster Sawmill Gulch Road

City, State Zip

Saguache, CO 81149

County

Saguache County

Type

Hunting Land, Lot, Timberland, Recreational Land, Undeveloped Land

Latitude / Longitude

38.297351 / -106.217306

Acreage

61

Price

\$249,000

Property Website

<https://greatplainslandcompany.com/detail/61-07-acres-of-colorado-backcountry-hunting-recreation-off-grid-potential-saguache-colorado/118161/>



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PROPERTY DESCRIPTION

61.07± Acres | Saguache County | GMU 681 | Mineral Rights Included | Road Access | Surrounded by Public Land

Your Colorado Backcountry Adventure Starts Here

If you're looking for a property that gets you **away from the crowds and closer to Colorado's wild country**, this 61.07±-acre holding in Saguache County deserves a serious look.

Located in **GMU 681** and surrounded by public land, this property offers an exceptional setting for **hunting, backcountry recreation, camping, exploring, and off-grid living**. The combination of private acreage and expansive surrounding public lands creates the kind of mountain environment that's increasingly difficult to find.

The property has **direct road access**, with an existing road extending onto a portion of the property, providing a valuable starting point for accessing your mountain retreat, hunting camp, or recreational basecamp.

From Above Treeline to Timber

One of the most impressive aspects of this property is its diverse terrain. The land begins **above treeline with gently sloping terrain and incredible panoramic views**, giving you a true high-country experience. As the property drops in elevation, the landscape transitions into the trees, creating a dramatic change in scenery and terrain.

The combination of **open high country and timbered terrain** provides an ideal setting for exploring, glassing, wildlife watching, hunting, camping, and enjoying the solitude of Colorado's mountains.

Hunt, Explore & Get Off the Grid

Located in **GMU 681**, the property is situated in an area offering opportunities to pursue **elk, deer, and bear**, subject to Colorado hunting regulations, licensing, seasons, and applicable access requirements.

With public land surrounding the property, you'll have a vast mountain landscape beyond your own 61.07± acres to explore and enjoy. Whether you're chasing elk in the fall, scouting for deer, looking for bear, hiking the high country, or simply sitting around camp and taking in the views, this property puts you in the middle of Colorado's outdoor playground.

For those dreaming of an **off-grid mountain retreat**, the property also offers the opportunity to explore the possibilities of creating a self-sufficient recreational basecamp. Think solar power, water storage, a cabin or camping setup, and a place to escape the noise and demands of everyday life. Buyers should verify county, state, federal, access, water, sanitation, building, and land-use requirements before pursuing any off-grid development.

Mineral Rights Included

Adding another layer of value, **the mineral rights are attached to the property**. While the recreational and hunting opportunities are the primary attraction, the included mineral rights provide an additional ownership component and connect this property to the rich mining history of Colorado's high country.

A Place to Escape

This isn't your typical piece of Colorado real estate.

It's a place where the road ends, the mountains open up, and the possibilities begin.

61.07± acres of mountain terrain. Incredible views. Timber. High country. Public land surrounding you. Elk, deer and bear country. Road access. Mineral rights. And the potential to create your own off-grid retreat.



If you've been looking for a property where you can **hunt, explore, unplug, and experience Colorado on your own terms**, this unique Saguache County offering is worth seeing.

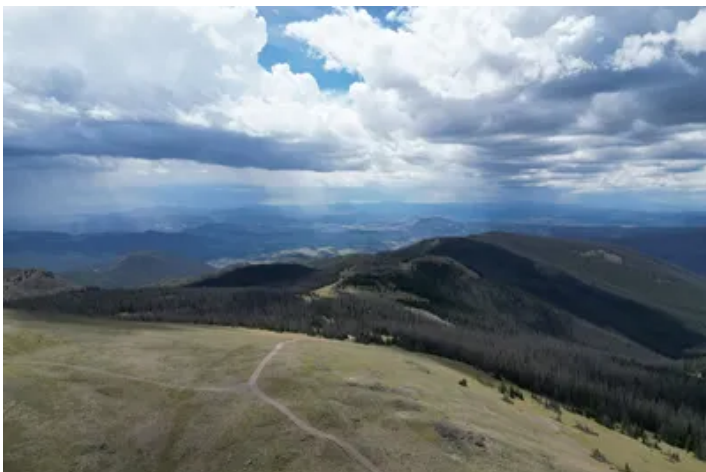
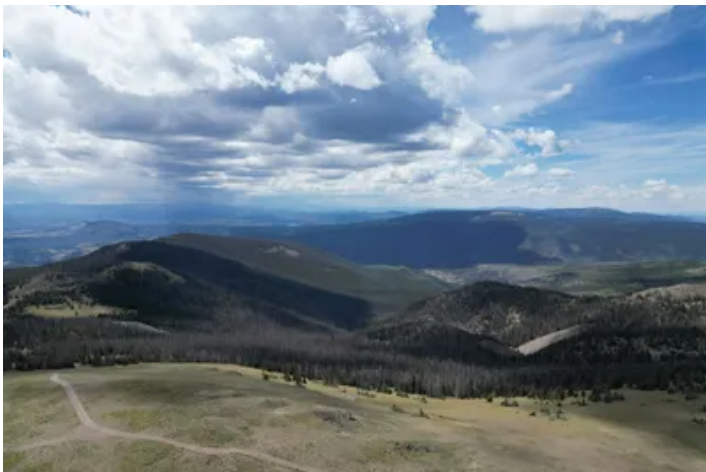
Property Highlights

- **61.07± acres**
- Saguache County, Colorado
- **GMU 681**
- Elk, deer & bear hunting opportunities
- **Surrounded by public land**
- Direct road access
- Existing road on a portion of the property
- Open terrain above treeline
- Gently sloping high-country terrain
- Timbered terrain at lower elevations
- Incredible mountain views
- **Mineral rights included**
- Excellent recreational potential
- Potential for an off-grid recreational retreat, subject to applicable regulations
- Private acreage in a spectacular mountain setting

Come for the hunting. Stay for the views. Own a piece of Colorado backcountry that gives you room to explore, recreate, and get away from it all.



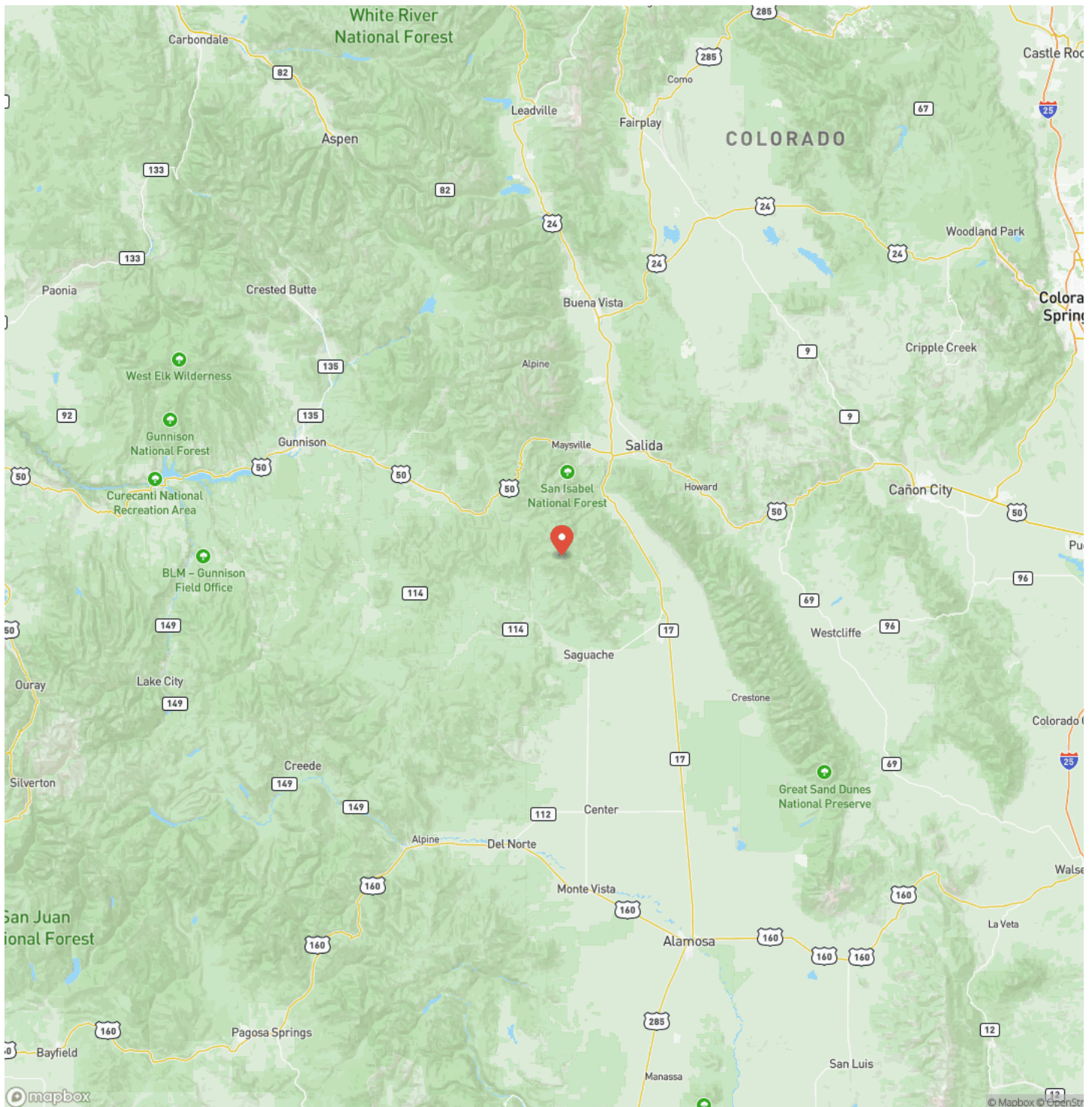
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Saguache, CO / Saguache County



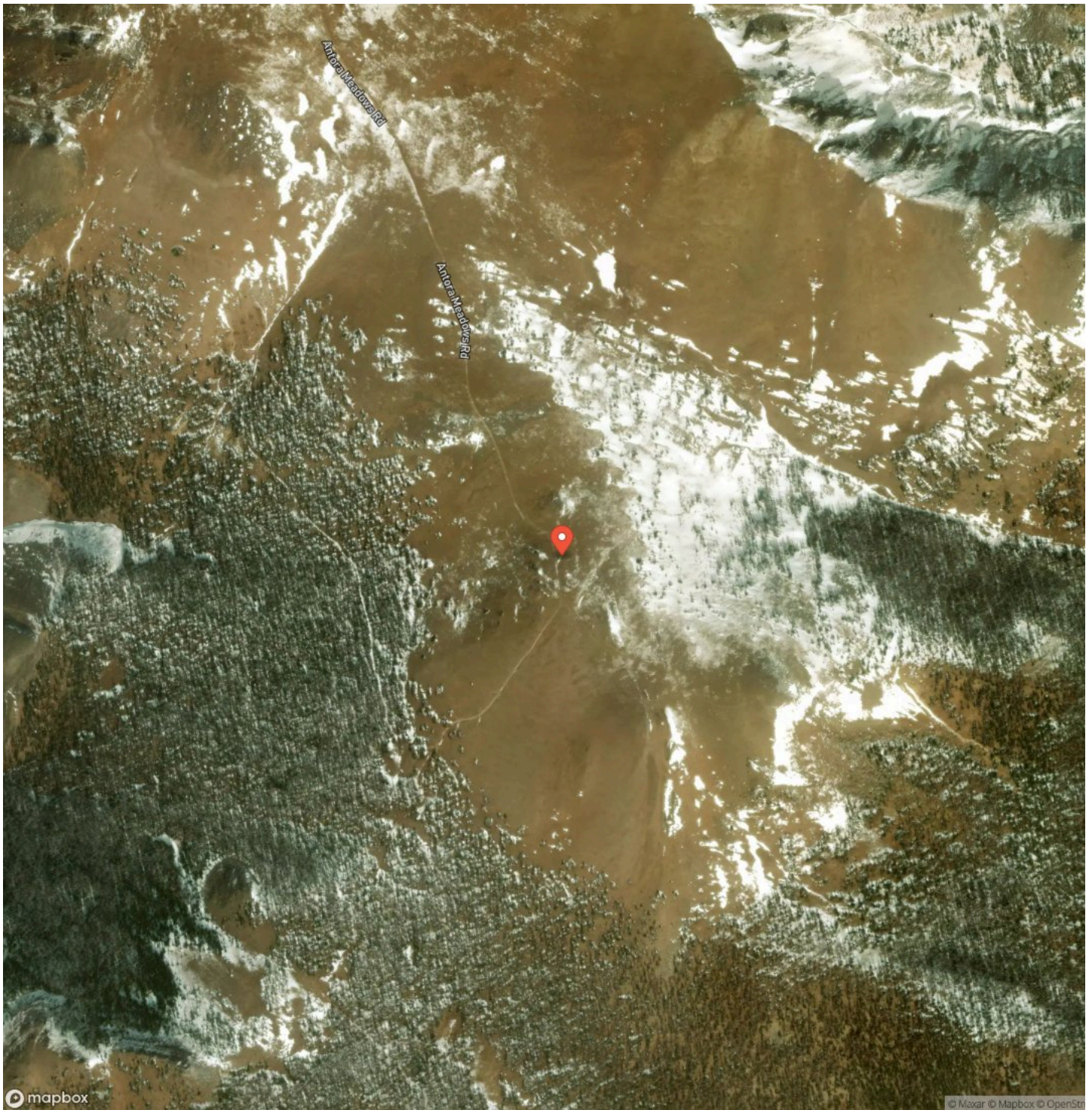
Locator Map



Locator Map



Satellite Map



61.07± Acres of Colorado Backcountry — Hunting, Recreation & Off-Grid Potential

LISTING REPRESENTATIVE

For more information contact:



Representative

Robby Richardson

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City / State / Zip

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NOTES

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



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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