

**Western Colorado Outfitting Business with Private
Land Basecamp**
00000 South of Black Canyon
Gunnison, CO 81230

\$750,000
50,000± Acres
Gunnison County



Western Colorado Outfitting Business with Private Land Basecamp Gunnison, CO / Gunnison County

SUMMARY

Address

00000 South of Black Canyon

City, State Zip

Gunnison, CO 81230

County

Gunnison County

Type

Hunting Land, Commercial, Business Opportunity, Recreational Land

Latitude / Longitude

38.545825 / -106.925321

Acreage

50,000

Price

\$750,000

Property Website

<https://aspenranchrealestate.com/property/western-colorado-outfitting-business-with-private-land-basecamp-gunnison-colorado/114449/>



MORE INFO ONLINE:

<https://aspenranchrealestate.com/>

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PROPERTY DESCRIPTION

Western Colorado Big Game Outfitting Business for Sale—Trophy Elk and Mule Deer Hunting (NO DEEDED LAND is offered with this sale!)

One of the premier big game outfitting businesses in the West is now offered for sale. Jack Cassidy, the legendary founder of Colorado Big Game Hunts, LLC, has decided to hand over the reins to a new owner. Jack has two separate camps—one on the plains of Southeast Colorado near Kim, and this one, which is located between Gunnison and Montrose, just south of the Black Canyon. Named the Packrat Camp, the business has a private lease on 2,200 acres of some of Colorado's best mule deer and elk hunting, plus a sprawling exclusive special use permit on the Curecanti National Recreation Area above the steep walls of the Black Canyon.

Trophy elk and mule deer hunts in GMU's 54, 66, and 63, known for outstanding hunting

Knowledgeable hunters will tell you that the three Colorado Game Management Units for this permit—54, 63, and 66—are known for outstanding big game populations. One of the most difficult trophies to put on the wall is that of a big mule deer buck, and this area is famous for them. The elk hunting in the area is excellent as well. The private ranch that serves as the base area for this business offers excellent hunting, but the outfitter also has **the only** permit to conduct hunts within the Curecanti National Recreation Area on both sides of the Black Canyon. Jack Cassidy has always emphasized quality over quantity—booking a good slate of hunters but not overhunting his leases, which ensures large trophy animals.

This is a gentleman's hunt—no horses, no packing, just easy access and great hunting

For those of you who have gritted your teeth while packing hunters into a remote camp on horseback, where every egg came in on a packhorse, that is not the case here. The base camp has comfortable cabins and trailers and the terrain is accessed by UTV, ATV, truck, or Suburban. Success rate is close to 100%, and many groups of hunters book for 10-20 years in a row. Hunters are housed in comfortable cabins and take meals in the main lodge. Over the years, many families have brought three generations to Jack Cassidy's hunting camps.

Cassidy Outfitting by the numbers—2026 bookings and beyond

Colorado Big Game Hunts, LLC, has 32 hunters booked for 2026 with a total revenue of \$246,000—so far. The Nashville and Dallas Safari Club International shows are still ahead, with excellent potential to fill up completely. Speaking of SCI, Jack Cassidy has been a stalwart supporter and always has one of the best booth placements at any SCI show, while other outfitters wait up to a decade to finally get a shot at one of the back row booths. All deposits for 2027 and 2028 hunters will transfer to a new owner. The business sells with a database of past hunters, future bookings and deposits, land leases and special use permits, and necessary equipment.

Another outfitting business offered by Colorado ranch broker Gary Hubbell, ALC

With a stunning 33 outfitting business sales, no broker in the world of hunting properties and outfitting businesses can match Gary Hubbell's track record. Recognized by the Realtors Land Institute as an Accredited Land Consultant, Gary was asked to speak at the 2023 National Land Conference on selling rural real estate with a commercial component. He has written several articles for Terra Firma, the in-house magazine of the Realtors Land Institute, as well as many articles on elk hunting and fly-fishing for publications such as ***Shooting Sportsman*, *Outdoor Life*, *Aspen Magazine***, and many more. Gary's book on fly-fishing, ***"Shadowcasting"***, won a Colorado Book Award. He sits on RLI's Government Affairs Committee, which is influential in shaping land use decisions on a national basis. Gary lives on a ranch near Crawford, Colorado, where he and his wife, Doris, raise hay and Labrador retrievers. He is a passionate elk hunter, horseman, fly-fisherman, skier, and upland bird hunter.

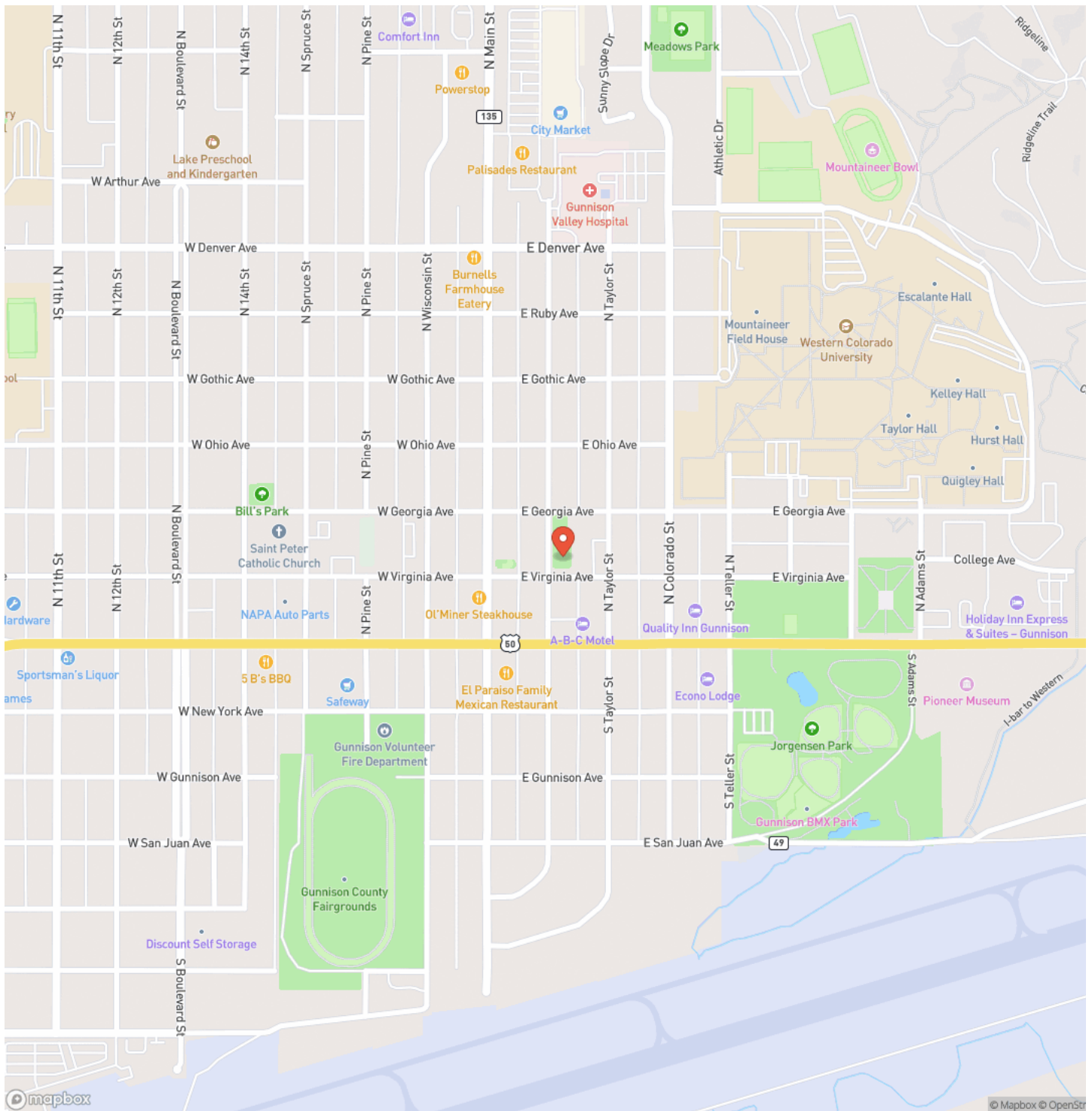
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<https://aspenranchrealestate.com/>

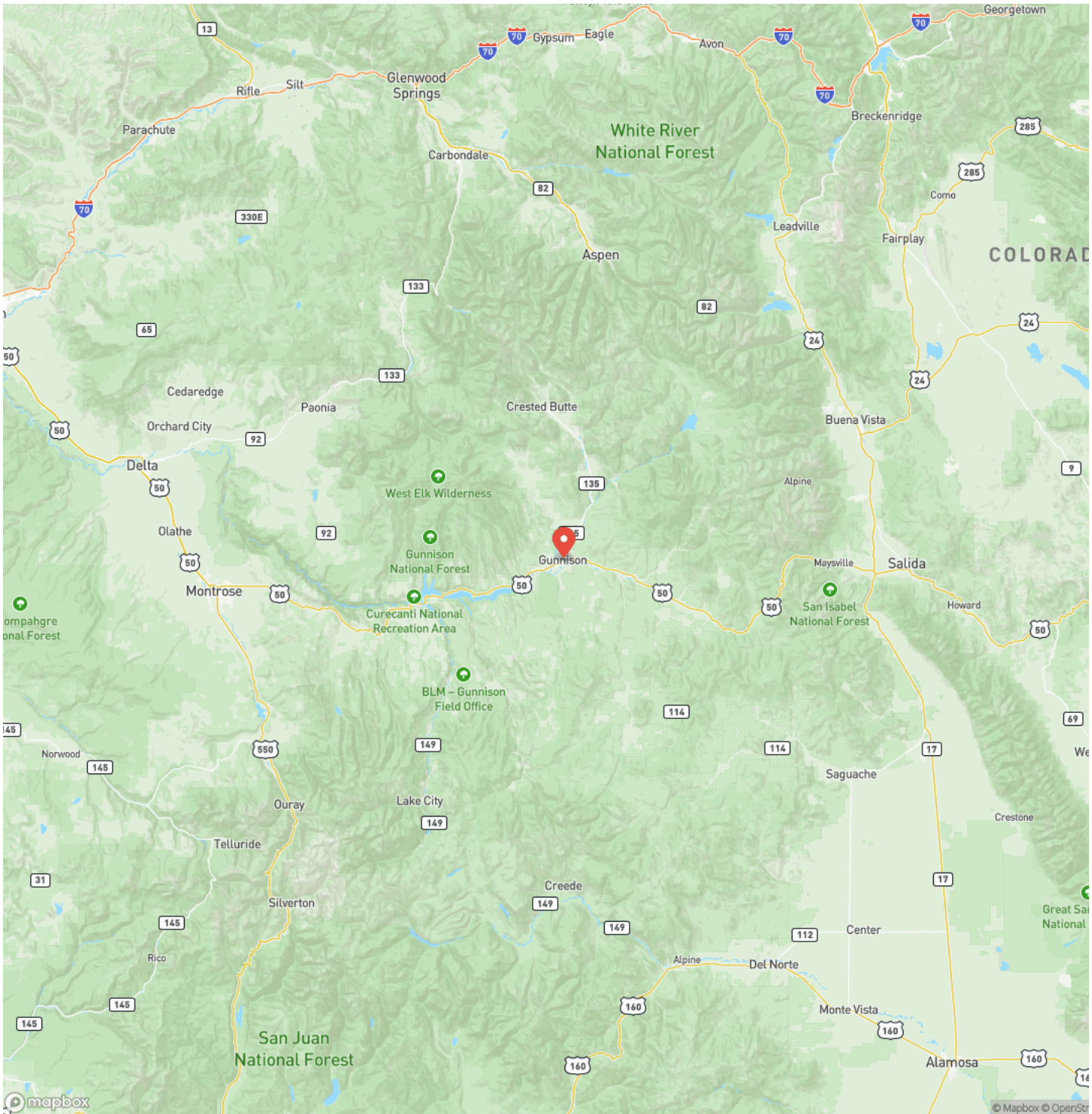
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Locator Map



Locator Map



Satellite Map



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Gunnison, CO / Gunnison County

LISTING REPRESENTATIVE

For more information contact:



Representative

Gary Hubbell

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Email

grandviewranch@gmail.com

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31428 Highway 92

City / State / Zip

Hotchkiss, CO 81419

NOTES

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MORE INFO ONLINE:

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NOTES

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

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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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