

Southwest Colorado Elk and Mule Deer Wilderness
Outfitting Business for Sale | GMUs 74 & 75
TBD
Durango, CO 81301

\$299,000
50,000± Acres
La Plata County



Southwest Colorado Elk and Mule Deer Wilderness Outfitting Business for Sale | GMUs 74 & 75
Durango, CO / La Plata County

SUMMARY

Address

TBD

City, State Zip

Durango, CO 81301

County

La Plata County

Type

Business Opportunity

Latitude / Longitude

37.55398 / -107.75474

Acreage

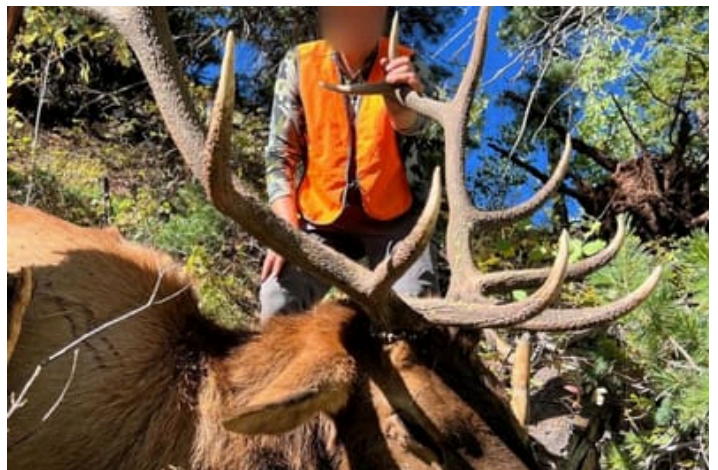
50,000

Price

\$299,000

Property Website

aspenranchrealestate.com



Southwest Colorado Elk and Mule Deer Wilderness Outfitting Business for Sale | GMUs 74 & 75 Durango, CO / La Plata County

PROPERTY DESCRIPTION

Colorado Elk and Mule Deer Hunting Outfitter for Sale(NO DEEDED PROPERTY) | GMUs 74 & 75 Southwest Colorado | San Juan National Forest | USFS Special Use Permit. NO DEEDED PROPERTY

An established big-game hunting outfitter offered for sale in Southwest Colorado, operating in GMUs 74 and 75 in the San Juan Mountains near Durango. The business specializes in guided elk and mule deer hunts, along with drop camp hunting opportunities.

Operating under a U.S. Forest Service special use permit, the business has an established hunting territory, a loyal customer base, and an extensive inventory of wilderness camp and packing equipment. The permit provides approximately 619 authorized use days, subject to final verification.

Established Outfitting Business with Returning Hunters

The outfitter has developed a strong base of repeat customers through its guided hunting and drop camp operations. For the upcoming hunting season, the business has 19 committed bookings, including 15 guided hunters and 4 drop camp hunters.

Guided Elk and Mule Deer Hunts in Southwest Colorado

Colorado GMUs 74 and 75 offer excellent elk and mule deer hunting opportunities throughout the San Juan Mountains. The area includes extensive National Forest lands, timbered mountain terrain, high-country drainages, and backcountry hunting areas.

The business offers fully guided hunts as well as drop camp opportunities for hunters who prefer to hunt independently while utilizing an established outfitting operation for camp accommodations and support.

The existing Forest Service authorization and established customer relationships provide a solid foundation for an incoming owner.

Complete Wilderness Camp and Packing Equipment Package

The sale includes an extensive collection of camp equipment used for guided hunts and wilderness drop camps.

Included are wall tents in multiple sizes, wood-burning stoves, cook stoves, cots, tables, chairs, lanterns, water storage equipment, electric fencing supplies, and other camp necessities.

Horse-packing equipment, including riding saddles, pack saddles, panniers, and related tack, is also included.

No horses or mules are included in the sale.

Opportunity to Acquire an Established Colorado Hunting Business

This operation offers a buyer an established outfitting business with permitted hunting territory, returning customers, and the equipment necessary to continue guided hunting and drop camp services.

The combination of an existing customer base, substantial permitted use days, and multiple hunting service options provides opportunities for continued operation and future growth.

Detailed financial information, Forest Service use reports, and additional permit documentation are available to qualified buyers.

Exhibit A: Included Equipment

Wilderness Tents and Camp Furnishings

MORE INFO ONLINE:

<https://aspenranchrealestate.com/>

- (6) 15' x 18' wall tents
- (3) 16' x 20' wall tents
- (2) 12' x 14' wall tents
- (1) 18' x 24' wall tent
- Flies and floor tarps for all tents
- (11) wood stoves
- (6) cook stoves
- (28) cots
- (17) folding tables
- (30) folding chairs
- (10) lanterns
- (10) propane bottles, 20-40 lbs.

Water, Fencing and Camp Supplies

- (5) 30-gallon stock tanks
- (1) 450-gallon water transport tank
- (14) water jugs
- Hand water pump and hoses
- (2) electric fence chargers
- Electric fence wire and posts
- Shovels, axes, and mauls

Horse Tack and Packing Equipment

- (8) pack saddles and pads
- (10) riding saddles, pads, and bridles
- (8) sets of panniers, manties, and lash ropes

Colorado Elk & Mule Deer Draw Odds | GMUs 74 & 75

Bull Elk - GMU 74

- **Archery:** Residents and nonresidents 100% at 0 points.
- **Muzzleloader:** Residents 100% at 0 points; nonresidents 85.7% at 0 points, 100% at 1.
- **1st Rifle:** Residents 98.1% at 0 points, 100% at 1; nonresidents 53.4% at 0 points, 100% at 1.
- **2nd & 3rd Rifle:** Over-the-counter.
- **4th Rifle:** Residents 25% at 0 points, 100% at 1; nonresidents 80% at 0 points, 100% at 1.

Bull Elk - GMU 75

- **Archery:** Residents and nonresidents 100% at 0 points.
- **Muzzleloader:** Residents 100% at 0 points; nonresidents 7.1% at 0 points, 100% at 1.
- **1st Rifle:** Residents 100% at 0 points; nonresidents 77.4% at 0 points, 100% at 1.
- **2nd & 3rd Rifle:** Over-the-counter.
- **4th Rifle:** Residents 100% at 0 points; nonresidents 85.7% at 0 points, 100% at 1.

Mule Deer - GMU 74

- **Archery:** Residents 57.6% at 0 points, 100% at 1; nonresidents 7.4% at 1 point, 100% at 2.
- **Muzzleloader:** Residents 90.9% at 0 points; nonresidents 15.4% at 1 point.
- **Early High-Country Rifle:** Residents 77% at 6 points, 100% at 7; nonresidents 37.5% at 15 points, 100% at 16.
- **2nd Rifle:** Residents 78.4% at 0 points, 100% at 1; nonresidents 41.2% at 1 point, 100% at 2.
- **3rd Rifle:** Residents 50% at 0 points, 100% at 1; nonresidents 21.1% at 2 points, 100% at 3.
- **4th Rifle:** Residents 62.5% at 2 points, 100% at 3; nonresidents 25% at 4 points, 100% at 5.

Mule Deer - GMU 75

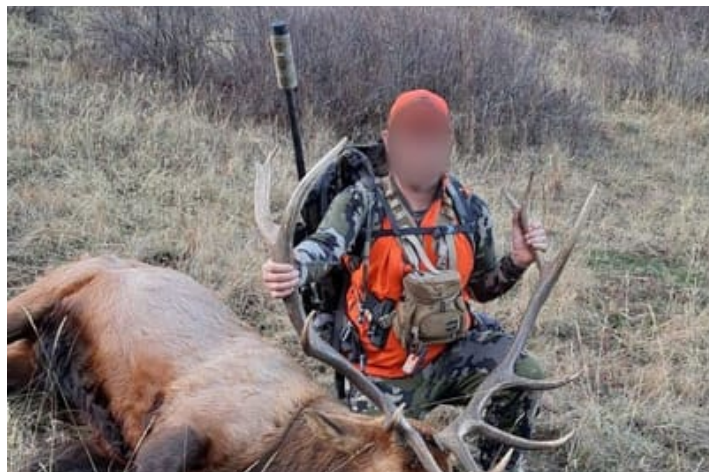
MORE INFO ONLINE:

<https://aspenranchrealestate.com/>

- **Archery:** Residents 71.8% at 0 points, 100% at 1; nonresidents 86.7% at 1 point, 100% at 2.
- **Muzzleloader:** Residents and nonresidents 100% at 0 points.
- **2nd Rifle:** Residents 99.1% at 0 points, 100% at 1; nonresidents 57.4% at 0 points, 100% at 1.
- **3rd Rifle:** Residents 100% at 0 points; nonresidents 75.8% at 1 point, 100% at 2.
- **4th Rifle:** Residents 61.1% at 2 points, 100% at 3; nonresidents 22.7% at 4 points, 100% at 5.

Draw odds are based on historical data and may vary by year. Buyers should independently verify current license availability, draw odds, and applicable hunting regulations.

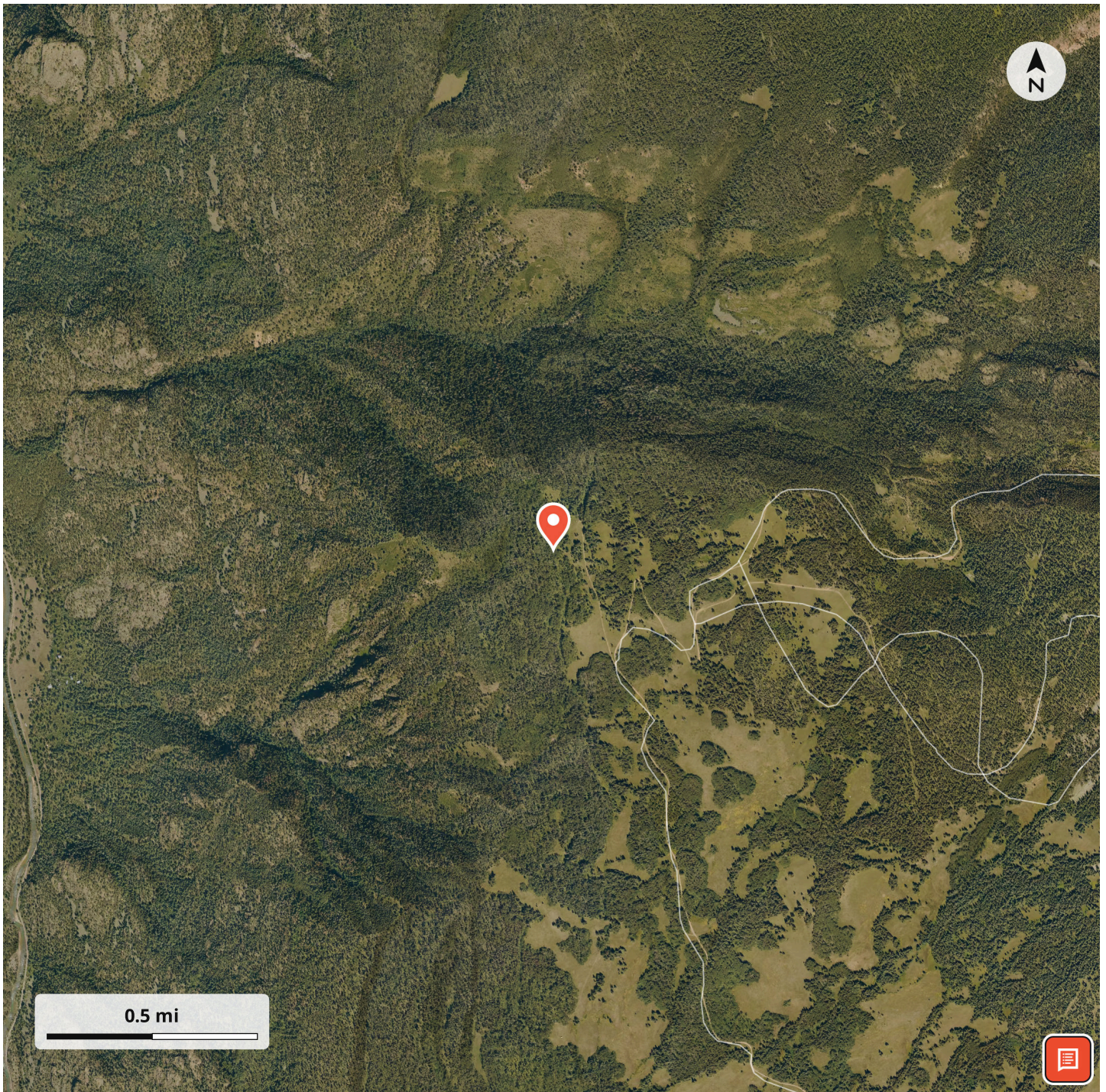
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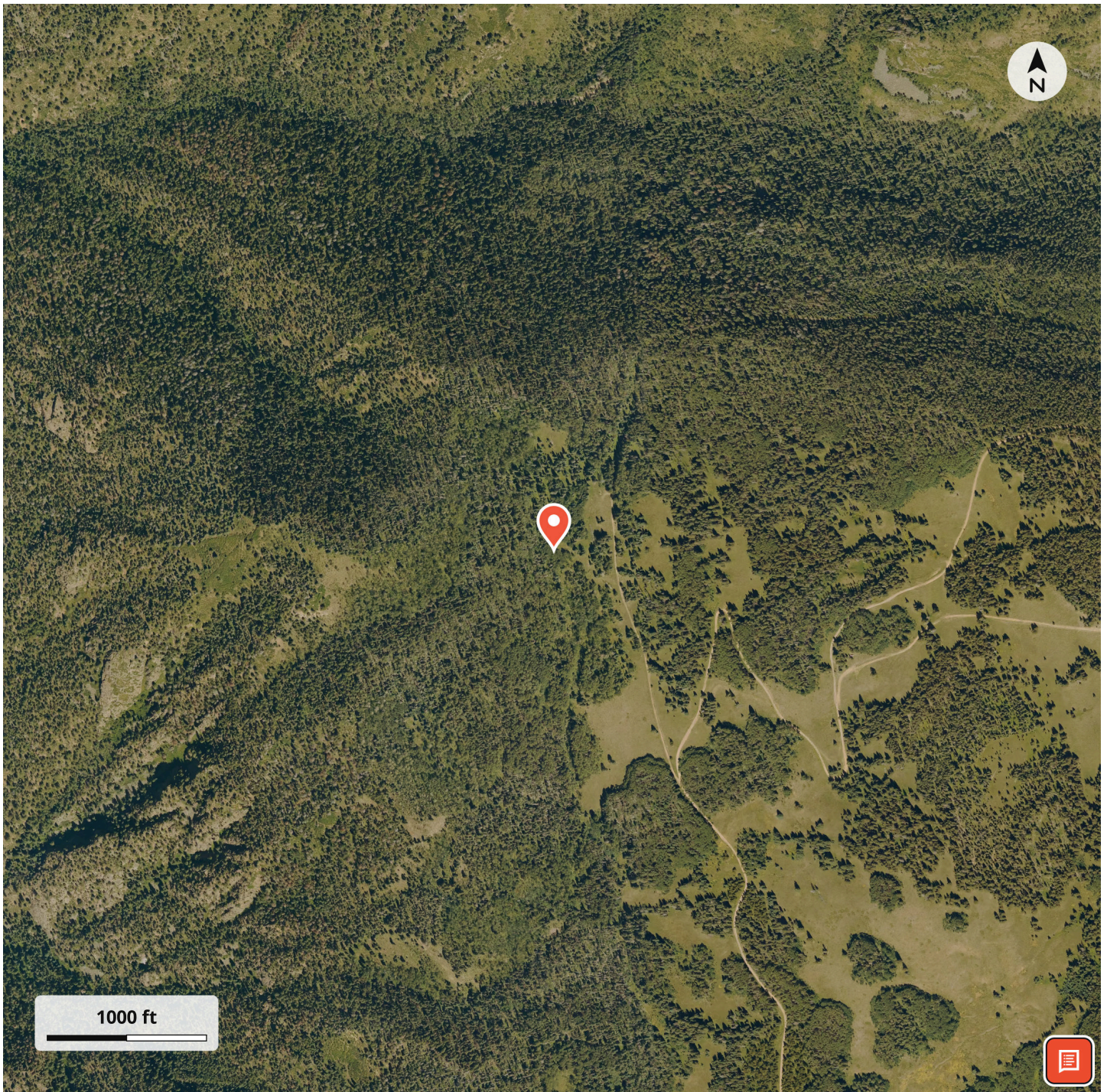
Regional Map



Locator Map



Aerial Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Loren Williams

Mobile

(970) 314-0324

Email

Loren.williams.co@gmail.com

City / State / Zip

Loma, CO 81524

NOTES

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<https://aspenranchrealestate.com/>
