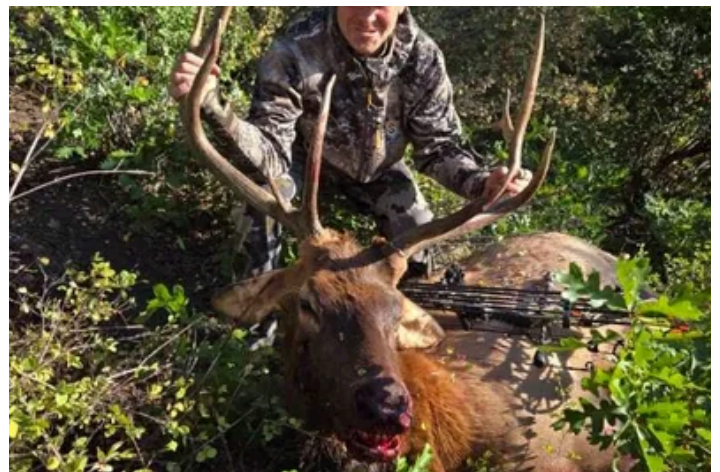


Outfitting Business for sale Western CO (No deeded property)
00 Surface creek
Cedaredge, CO 81413

\$250,000
40,000± Acres
Delta County



**Outfitting Business for sale Western CO (No deeded property)
Cedaredge, CO / Delta County**

SUMMARY

Address

00 Surface creek

City, State Zip

Cedaredge, CO 81413

County

Delta County

Type

Hunting Land, Business Opportunity

Latitude / Longitude

39.0138 / -107.84877

Acreage

40,000

Price

\$250,000

Property Website

<https://aspenranchrealestate.com/property/outfitting-business-for-sale-western-co-no-deeded-property-/delta/colorado/90283/>



Outfitting Business for sale Western CO (No deeded property) Cedaredge, CO / Delta County

PROPERTY DESCRIPTION

Surface Creek Outfitters - Colorado Outfitting Business in GMU 52 & 411 - NO DEEDED PROPERTY

Cedaredge, CO- Live the Colorado high country lifestyle with this rare opportunity to own **Surface Creek Outfitters**, a well-established and ready to go outfitting operation. With permits in Colorado's **Game Management Units 52 and 411**, this business offers immediate access to some of the state's most sought-after hunting grounds—renowned for healthy herds, high success rates, and breathtaking scenery. Surface Creek Outfitters operates on public land through Special Use Permit. Permits are subject to transfer through their respective agencies.

Exceptional Hunting Grounds on the Grand Mesa

GMU 52 and GMU 411 stretch across the Grand Mesa and surrounding country, an area well known for excellent elk and mule deer hunting. These units provide a mix of aspen groves, dark timber, oak brush, and alpine meadows, creating ideal habitat for high numbers of game. Both resident and migrating elk herds move through the region, and mule deer thrive in this diverse terrain. Over-the-counter elk tags, strong draw odds for deer, and consistent herd numbers make these units especially appealing to hunters who return year after year.

Well Established Outfitting Operation

Surface Creek Outfitters comes complete with the camp equipment, stock, and gear necessary to walk in and begin operations on day one. BLM and USFS permits are subject to transfer to new owner. The business has an established reputation with repeat clientele and offers guided and drop camp elk, black bear and mule deer hunts as its primary draw. Opportunities also exist to expand into **summer horseback rides, pack trips, and fishing excursions** to diversify revenue streams.

The Western Lifestyle

Owning an outfitting business in Western Colorado is more than an investment—it's a way of life. Imagine spending your seasons in the high country, setting camp beneath towering aspens, and guiding clients through some of the most scenic wilderness the Rockies have to offer. From crisp fall mornings chasing bugling bulls to summer pack trips into the backcountry, Surface Creek Outfitters provides not only income potential but also a lifestyle rooted in adventure, independence, and the great outdoors.

A Rare Offering

Opportunities to purchase established, permitted outfitting operations in Colorado are limited. With big game demand continuing to grow, this business is well positioned for both immediate income and long-term success. Surface Creek Outfitters is the perfect fit for someone looking to live the outfitter lifestyle while owning a business with a strong foundation and room for growth.

Gateway to the Grand Mesa Cedaredge, Colorado

The business is based near **Cedaredge, CO**, a welcoming small town on the southern slopes of the Grand Mesa. Known as the "Gateway to the Grand Mesa," Cedaredge blends western charm with modern amenities and is home to local shops, restaurants, schools, and a thriving arts community. The area offers a mild climate, friendly atmosphere, and easy access to year-round recreation including fishing, skiing, hiking, and mountain biking. Its unique setting—where orchards and vineyards meet the high country—makes it not only a hub for outdoor enthusiasts but also an inviting place to call home.

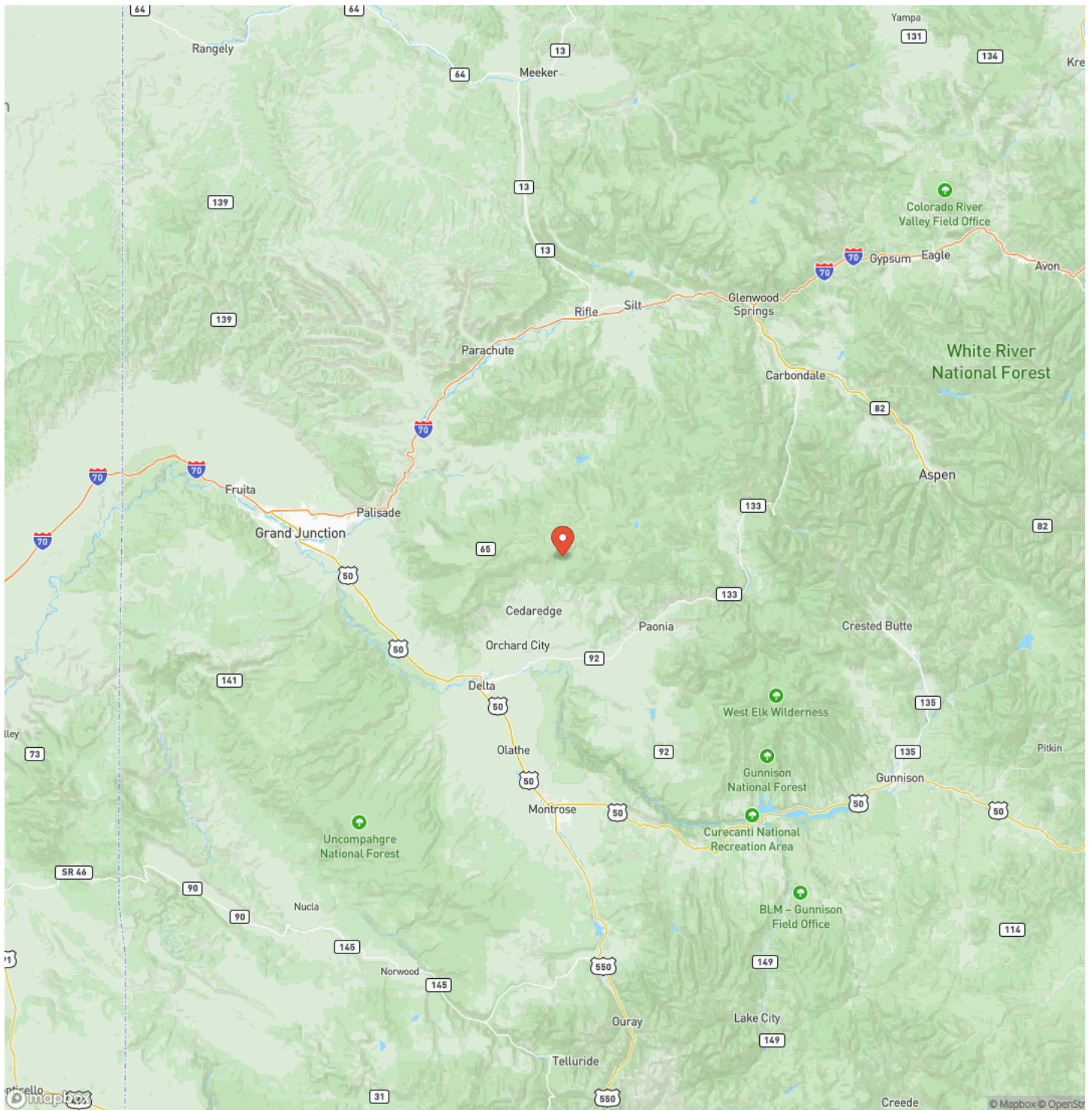
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Cedaredge, CO / Delta County**



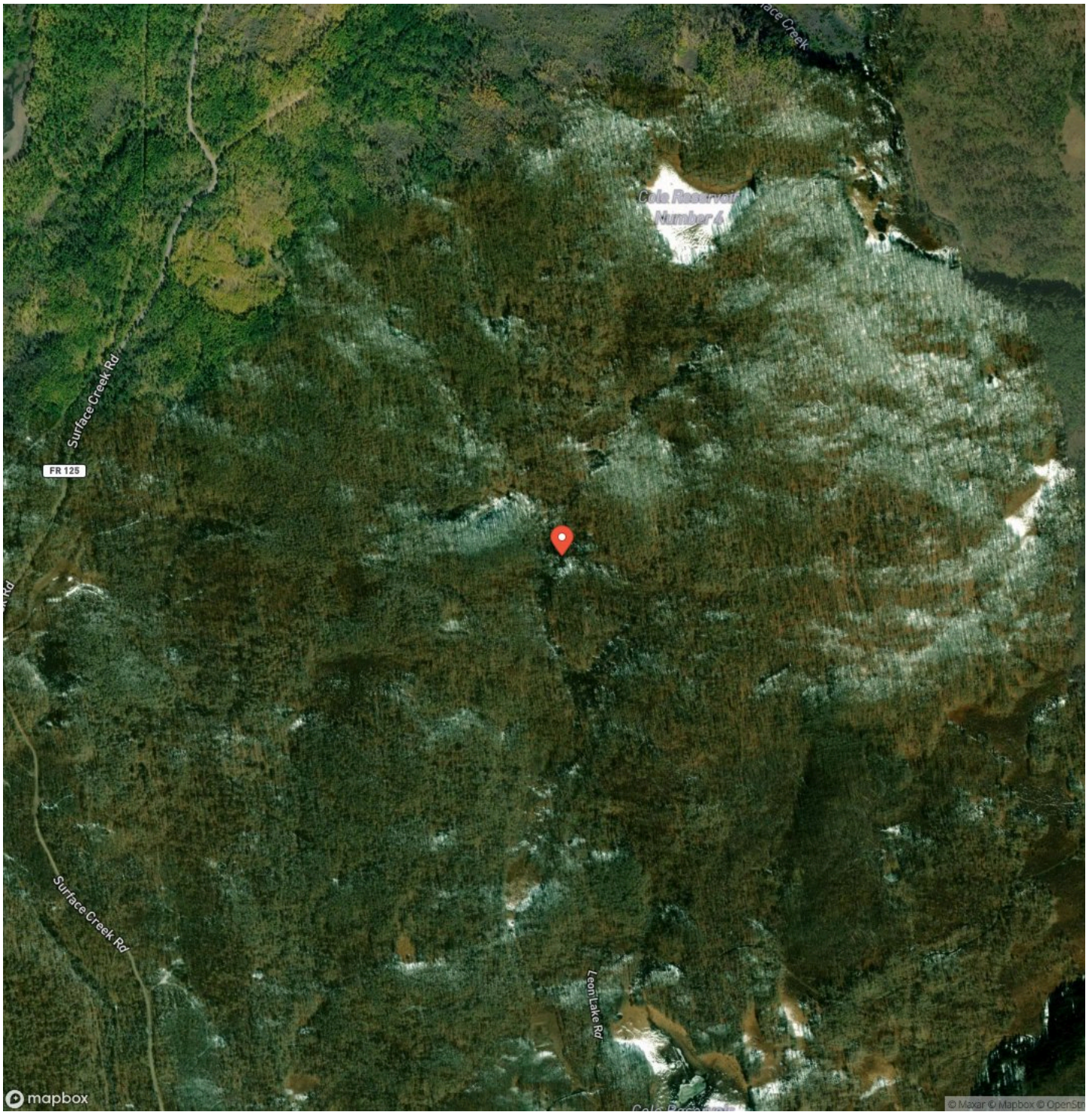
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

All information deemed reliable but buyer to verify

United Country Colorado Brokers
32145 L Road
Hotchkiss, CO 81419
(970) 250-9396
aspenranchrealestate.com
