

40 Acres of Prime Hunting & Mountain Land - Gunnison Highlands North
TBD County Road 743
Gunnison, CO 81230

\$395,000
40± Acres
Gunnison County



40 Acres of Prime Hunting & Mountain Land – Gunnison Highlands North Gunnison, CO / Gunnison County

SUMMARY

Address

TBD County Road 743

City, State Zip

Gunnison, CO 81230

County

Gunnison County

Type

Hunting Land, Horse Property, Recreational Land

Latitude / Longitude

38.656183 / -106.771598

Acreage

40

Price

\$395,000

Property Website

<https://greatplainslandcompany.com/detail/40-acres-of-prime-hunting-mountain-land-gunnison-highlands-north-gunnison-colorado/110970/>



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PROPERTY DESCRIPTION

40 Acres of Prime Hunting & Mountain Land - Gunnison Highlands North

Discover your own slice of Colorado paradise with this beautiful 40-acre parcel located in Gunnison Highlands North, just above Almont. This property offers an incredible opportunity to build your dream mountain home or create the ultimate hunting and recreational retreat in one of the region's most sought-after areas.

Easy access comes directly off County Road 743 with a cattle pen/corral and gated entrance leading to a well-established road that gradually climbs to the top of the ridge. With selective tree clearing, you'll open up stunning panoramic views of Fossil Ridge to the North/Northeast and the expansive Gunnison Valley stretching out to the South/Southwest.

Property Features:

- Approximately 60% border fenced for privacy and livestock control
- Roughly 10 acres fully fenced adjacent to the corral - ideal for horses, cattle, or other livestock
- Permitted well already drilled and ready to support livestock or your future home site
- Gently sloping terrain with a mix of trees and open areas, perfect for a high-elevation build site

This land sits in the heart of trophy **GMU 55**, home to abundant elk, mule deer, bear, grouse, and occasional mountain lion and moose sightings. Many of these animals call this property home. Hunting tags for elk, deer, and bear are frequently available, and thousands of acres of public land are just minutes away, giving you endless opportunities for world-class hunting.

Beyond hunting, the location is central to some of Colorado's best fishing waters, including the Gunnison River, Taylor River, Taylor Reservoir, and Blue Mesa Reservoir.

Just 50 minutes from Gunnison (home to a regional airport), this parcel offers the perfect balance of seclusion and accessibility. It's considered seasonal but reachable year-round with appropriate vehicles.

Bonus Opportunity: An additional adjacent 40-acre parcel with a 2,400+ sq ft home, detached garage/workshop, sauna/generator building, and other improvements is also available - perfect for a family compound or expanded ranch setup.

Whether you're looking for a private hunting camp, off-grid homesite, or equestrian property, this 40 acres delivers it all with room to grow. Don't miss this rare chance to own high-country land in a prime location with water, fencing, and views.

Schedule a showing today and experience the potential of this exceptional property for yourself!

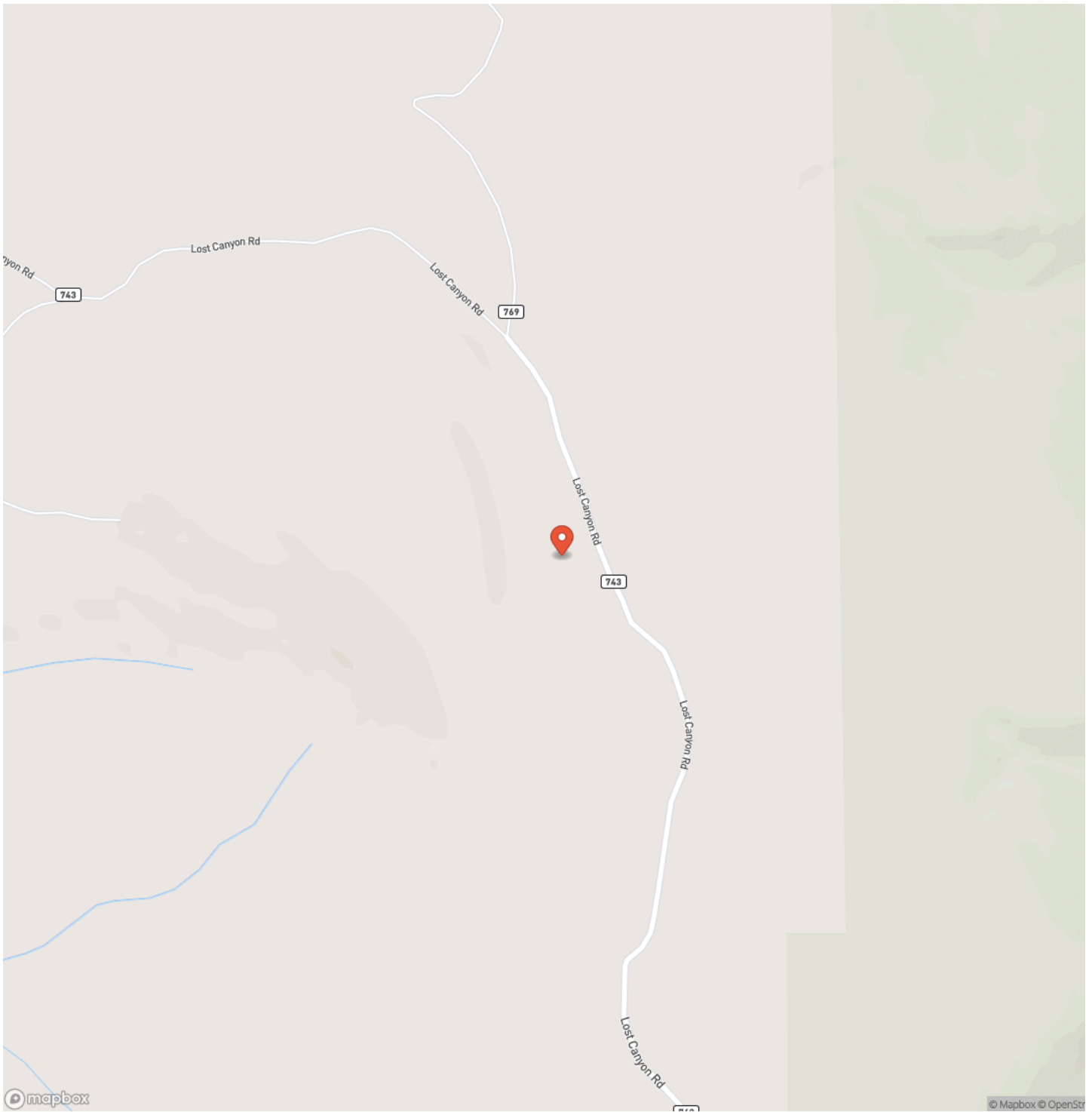
**This 40 acre parcel is being subdivided off of the 80 acre parcel at this parcel ID. Legal and taxes TBD upon completion of subdividing. Seller will consider a discounted package price for any buyer that wants to buy the adjacent 40 acre parcel with home and outbuildings.



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Gunnison, CO / Gunnison County**



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



GREAT PLAINS

LAND CO.

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