



DEDICATED RANCH BROKERS

# OLEO RANCH

## LAKE CITY, CO

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*Anytime, Anywhere, Any Season*

LICENSED IN COLORADO, NEW MEXICO, & WYOMING

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# Oleo Ranch

165± Acres

Cabins | Barn | Fishing | Hunting



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# *The Ranch*

Tucked within National Forest land, the Oleo Ranch near Lake City, Colorado, is a truly unparalleled mountain resort. Oleo Ranch has built an outstanding reputation among its guests, with many returning year after year to enjoy its unique charm. Situated at the heart of some of Colorado's finest hunting and fishing territory, the ranch enjoys a prime location, ensuring its status as a sought-after destination for generations to come. Its exceptional customer satisfaction record and idyllic surroundings make it a timeless gem in the world of mountain retreats.

Oleo Ranch seamlessly combines the elements of being off-grid yet comfortable, private yet accessible, all while harmonizing with the stunning backdrop of the San Juan Mountains. The potential for the Oleo Ranch is as diverse as its surroundings, making it an ideal candidate for development into a remarkable fishing and hunting resort, a haven for family or corporate retreats, a wilderness base camp, or simply to be cherished in its current state.



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# Improvements

Having recently undergone a comprehensive and impressive makeover, Oleo Ranch is proud to showcase its modern comforts and aesthetic appeal. From the remodeled cabins with new flooring, bathrooms, and furnishings to the creatively repurposed barn as a summer cabin for the staff, and the addition of a merchandise building with a surrounding deck, every aspect has been carefully considered. The attention to detail extends to the landscaping, parking lots adorned with boulders, and the installation of two wells with well houses. The thoughtful inclusion of underground power lines, breaker boxes, and outdoor outlets in each cabin enhances convenience and functionality. The laundry facility, complete with new washers and dryers, adds another layer of convenience. Solar equipment, batteries, and an upgraded roof on the barn to accommodate the solar panels have also been installed



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# Improvements

The grand stone and steel entryways, pavilions at the ponds, steel signs for each cabin, and upgraded propane tanks and lines further elevate the property's overall appeal. To top it off, the 185 kW generator ensures a reliable power supply for the facility. This extensive list of improvements reflects a dedication to creating a top-notch and well-equipped retreat for both residents and guests.



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# Recreation

Outdoor enthusiasts have a wealth of options at Oleo Ranch. It's perfectly located just 30 minutes from the renowned Alpine Loop, celebrated for its legendary OHV riding experiences, with additional secondary trails right at the ranch's doorstep. For hikers and horseback riders, trails extend directly into the neighboring La Garita Wilderness, offering solitude and access to high Thirteeners and the 14,014-foot San Luis Peak. The renowned Colorado Trail and Continental Divide Trail are nearby for long-distance trekking. In winter, the ranch becomes a winter wonderland, with direct access to a groomed snowmobile trail system spanning over 100 miles on both sides of the Continental Divide, providing endless opportunities for winter recreation and exploration

Oleo Ranch is a natural corridor for an abundance of trophy big game, including elk, mule deer, and moose. The property's abundant water sources consistently attract these magnificent species, offering an exciting hunting experience. Situated within Unit 66 and in close proximity to Unit 76, renowned for their limited draw units and trophy elk, the ranch presents unparalleled hunting opportunities. Although moose hunting is currently limited, the thriving moose population suggests the potential for expanded hunting opportunities in the future.



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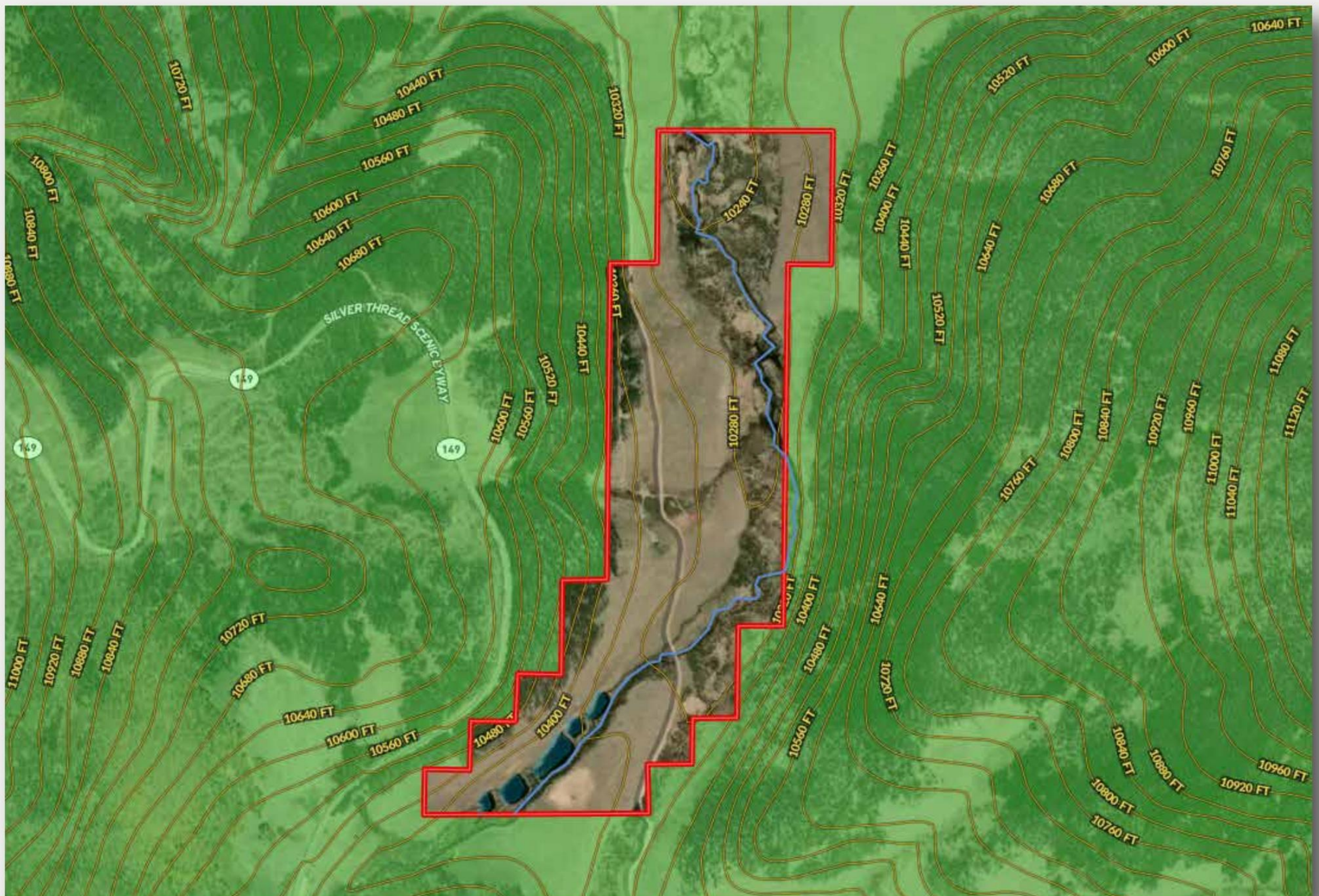
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# Airports

<i><b>Airport</b></i>	<i><b>Kind of Service</b></i>	<i><b>Miles From The Resort</b></i>
San Luis Valley Regional Airport	Domestic	100 ± Miles
Colorado Springs Airport	Domestic	260 ± Miles
Gunnison Airport	Public	35 ± Miles
Denver International Airport	Domestic/ International	288 ± Miles

# Property Map



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# — Surrounding Attributes —

## Wolf Creek Ski Area

Located in the San Juan and Rio Grande national forest between Pagosa Springs and South Fork, Colorado, Wolf Creek Ski Area is known to have “The Most Snow in Colorado”. Spanning across a high alpine ridge, Wolf Creek receives an average annual snowfall of 430 inches of natural powder and is known for its incredible hike-to terrain. Bonanza Bowl, Exhibition Bowl and the North Woods are accessible daily offering moderately steep through steep and rocky glade terrain. They offer advanced intermediate and expert only terrain with limited gated access. 20% of Wolf Creeks’ slopes are beginner, 35% intermediate, 25% advanced and 20% expert.



## Lake City, CO

Tagged peaks pierce deep blue skies while wildlife teems in rocky canyons and on high valley floors. Crystalline rivers flow from altitude while unique geology promises adventure and spurs endless exploration.

Activities here include hiking, camping, boating, fly- and ice fishing, horseback riding and mountain biking over the many spectacular mountain trails. The city, which is the most remote town in the lower 48 states, also offers hunting, mine tours, mini golf, cross-country skiing, snowshoeing, snowmobiling and historic tours.

## Creede, CO

Charming 1890s storefronts invite you to shop, dine and stay at local lodgings. While you’re there, be sure to explore the town’s silver-mining history via the Creede Historical Museum and the very special Underground Mining Museum. But it’s not all about history here.

Every summer, the town hosts the Creede Repertory Theatre, which lasts most of the season and features a mix of classical and new productions.



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