

# Powderhorn Mountain Lodge

40.49 Acres | Mesa County, CO | \$1,250,000



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## Activities & Amenities

ATV/Off Road  
Cycling/Mountain Biking  
Hiking/Climbing  
Hotel/B&B/Resort  
House/Cabin  
Hunting - Big Game  
Hunting - Predator/Varmint  
Lodge/Resort  
Outbuilding/Barn/Shed/Shop  
Recreational Business  
Skiing/Snowmobiling/Snow Sports  
Solar  
Water Rights  
State Hunting Unit: 421

## Land Details

Address: 50158 Eagles Way,  
Mesa, Colorado 81643, USA  
Closest Town: Mesa  
Total Acres: 40.49  
Deeded Acres: 40.49  
Leased Acres: 0.00  
Zoning: commercial  
Elevation: 6160  
Water Rights: Yes  
127 Acre feet - Collbran  
Conservancy District  
Estimated Taxes 2023 - \$4,284  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Finished Sq. Ft.: 5290  
Bedrooms: 5  
Full Bathrooms: 4  
Basement: Full finished  
Outbuildings: 1  
Types of Outbuildings: Barn  
Heating Systems: Boiler-HWBB, Wood Stove





### About This Property

Welcome to the Powderhorn Mountain Lodge. Located less than 10 miles from the Powderhorn ski resort on the Grand Mesa of Colorado, you will find this amazing 5290 square foot, 7 bedroom lodge. The lodge is zoned commercial which allows for many use opportunities, including bed and breakfast, vacation rental, or make it a corporate getaway property. Make this your Colorado recreation headquarters!







## Land

This 40.49 acre property consists of two separate lots which could be utilized separately. The main lodge property features the 5290 square foot lodge with an 800 square foot steel framed barn. The well house includes a 300 gallon cistern, and there is an additional well that has an additional pair of interconnected 1000 gallon cisterns for fire suppression use. The eastern property features a seasonal spring that has water for most of the year and there is a zip line and ropes course with a covered staging area that are accessed from the southeast corner of the lot. Finally there is direct access to BLM lands from the North East corner of this lot.

## Improvements

The 7 bedroom, 4 bath lodge has an open floor plan with bedrooms staged around the home for increased privacy. There is a managers suite with efficiency kitchen located above the main kitchen, which could make the lodge a perfect bed and breakfast or corporate getaway. There are several large rooms in the lodge that would be great for entertaining or for use as game or exercise rooms.

## Recreation

The Powderhorn Mountain Lodge is located on the shoulder of the Grand Mesa, which offers outdoor recreational abundance. With over 300 lakes, the Grand Mesa has something to challenge any fisherman. There are miles of 4x4 trails on the mesa as well as some of the best hunting in the state.

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## Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



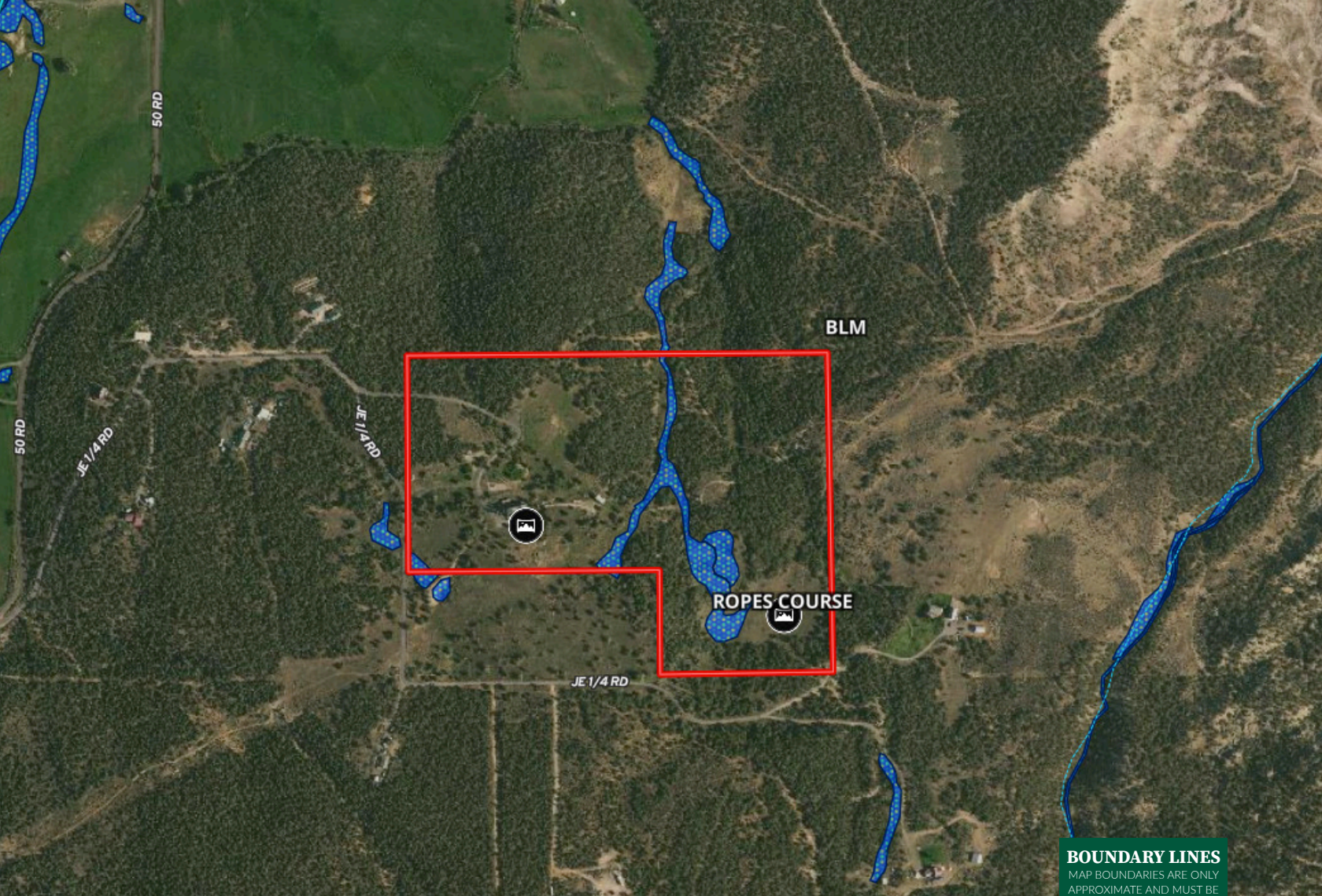
*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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testimonials







 Boundary

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.



**Brett Mitchell**

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