

FOR SALE



# HUGO RAILROAD MANOR

*Turkey  
Bed & Breakfast  
Opportunity*



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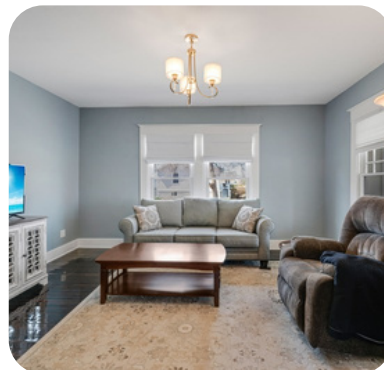
# A Rare Opportunity in Eastern Colorado

## About the Manor

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Welcome to Hugo Railroad Manor—a unique property that blends small-town charm with real income potential. For years, this home has been owned and operated as a bed and breakfast, welcoming guests traveling through Eastern Colorado and those seeking a quiet, extended stay. Thoughtfully set up to accommodate both owners and guests, the property offers flexibility that is increasingly hard to find.

The current owners are ready to slow down, creating an opportunity for a new owner to step in, expand the business, or simply enjoy the home as a spacious private residence.



Listing Price

\$549,000



# PROPERTY SNAPSHOT



21,000 Sq. Ft. Lot ( 6 Lots)



4 Bedrooms/  
2 bathrooms  
currently rented



Approximately 4,398 Total Sq. Ft.



Full Kitchen  
& Kitchenette



Enclosed Front Porch and  
Backporch



5 Bedrooms /  
3.5 Bathrooms Total



Within walking  
distance of  
downtown



Furnishing can be  
purchased seperately



All appliances  
included



# Owner's Quarters

## Features

- ✓ Located on Main Floor- (Total Sq. Ft. 1550)
- ✓ Master Bedroom
- ✓ Half Bath w/ Washer and Dryer in unit
- ✓ Unfinished Back Porch
- ✓ Unfinished Basement- (1556 Sq. Ft.)
- ✓ Full Bathroom
- ✓ Full Kitchen

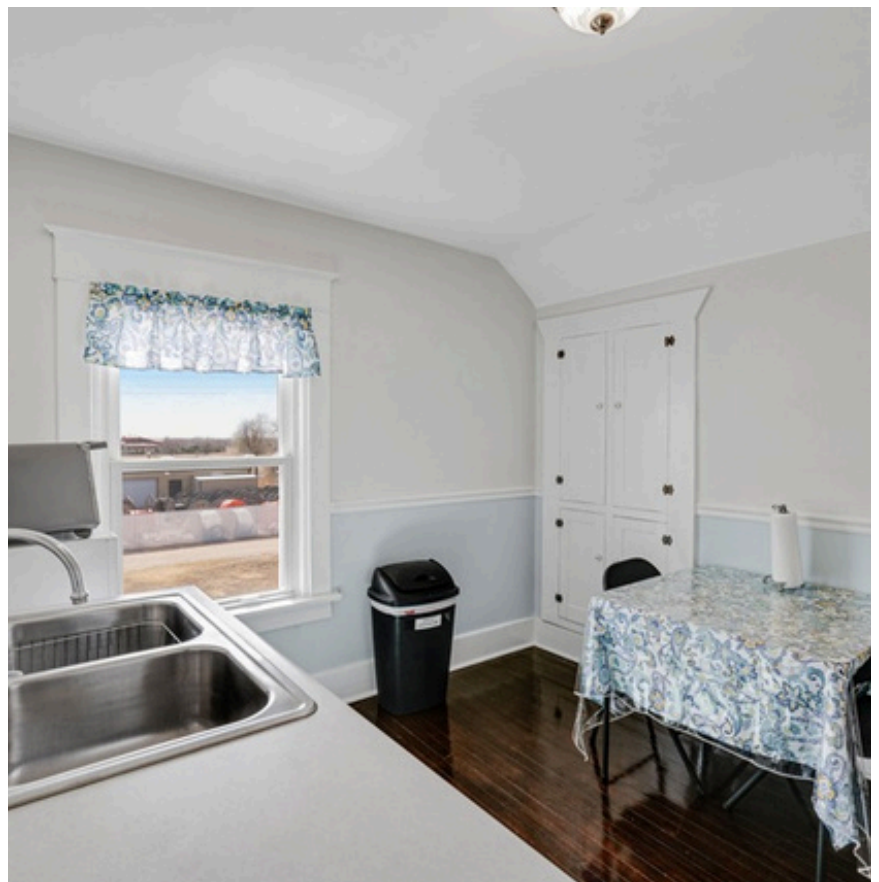
## Live Where You Work - Without Compromise

One of the most valuable features of Hugo Railroad Manor is the thoughtfully designed separation between owner and guest spaces. The main floor serves as a comfortable private residence, complete with its own kitchen, living areas, and bathroom—allowing owners to enjoy day-to-day living with privacy and ease. At the same time, being on-site provides the convenience of hands-on property management, quick guest assistance, and operational oversight without sacrificing personal space. This balance makes it ideal for those looking to operate a bed and breakfast while maintaining a clear boundary between business and home life.

# Guest Quarters

## Features

- ✓ Second Floor– (Total 1292 Sq. Ft.)
- ✓ 2 Full Bathroom
- ✓ Kitchenette
- ✓ 4 Bedrooms



## A Welcoming Stay for Every Guest

The upper level of Hugo Railroad Manor is thoughtfully arranged to provide a welcoming and functional guest experience. Currently configured with four bedrooms and two bathrooms, this space is dedicated to guest use and has been successfully utilized for rental income. Each room is comfortably furnished, featuring quality Sealy mattresses to ensure a restful stay. The layout allows for privacy and convenience, making it well-suited for both short-term visitors and longer-term guests. Whether accommodating travelers passing through or professionals seeking extended stays, the guest quarters offer a comfortable and reliable lodging option.



**Bedroom #1**



**Bedroom #2**



**Bedroom #3**



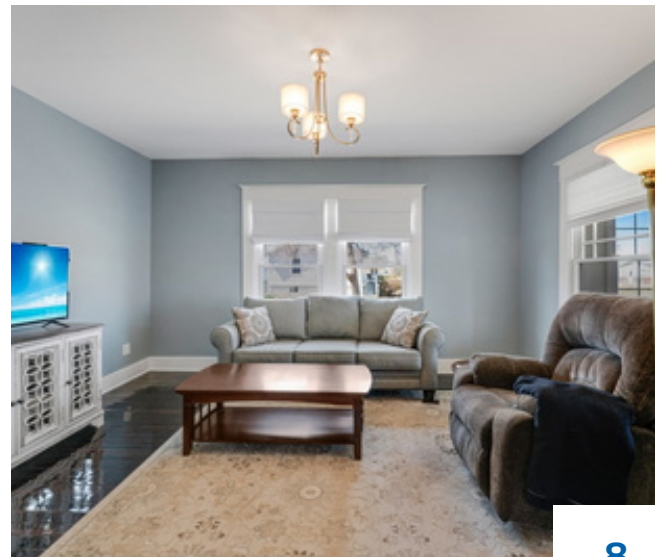
**Bedroom #4**

# Shared Quarters

Hugo Railroad Manor offers comfortable shared spaces designed for both relaxation and connection. The main living room provides a welcoming area for guests to unwind, while the enclosed, heated and cooled back porch adds flexible space for year-round use. Outside, the large 22,000 sq. ft. lot offers plenty of room for outdoor seating, activities, and enjoying the peaceful setting.

## Features

- ✓ 306 Sq. Ft. Enclosed Front Porch (heated & cooled)
- ✓ Dining Room
- ✓ Living Room
- ✓ Outdoor Yard



# Growth Opportunity

## Income-Producing Property

Hugo Railroad Manor presents a rare opportunity to own a property already set up for income generation. Currently operating as a bed and breakfast, the home has four guest rooms actively rented and is listed on Furnished Finder. With minimal formal advertising to date, there is clear potential to increase visibility, occupancy, and overall revenue. The existing layout—with separate owner's quarters and dedicated guest space—makes day-to-day management efficient and practical for an owner-operator.

With expanded marketing through platforms like Airbnb or VRBO, or by targeting mid-term stays for traveling professionals, this property offers multiple paths for growth. Whether continuing its current use or expanding into a more robust rental business, Hugo Railroad Manor is well-positioned for its next chapter.

## Opportunities for Expansion:

- Expanding to platforms such as Airbnb and VRBO
- Build a direct booking website
- Target traveling professionals and extended stays
- Increasing nightly rates with improved branding and presentation
- Utilizing all five bedrooms for rental income

***This is not just a home  
- it's a business ready to grow.***



# Location & Community

## Location Highlights:

- Located near US Highway 40/287
- Easy access to I-70
- Approximately 15 minutes to Limon
- Approximately 1.5 hours to Denver

## Market Advantage:

- Limited local lodging options
- Consistent demand from travelers and workers
- Growing interest in quiet, rural stays

## Why Hugo, Colorado?

Located in the heart of downtown Hugo, Hugo Railroad Manor benefits from a central, easy-to-find setting within a classic small-town environment.

Hugo's Main Street offers a welcoming atmosphere, with local businesses, services, and daily conveniences all within close proximity. The town's walkable layout and friendly character create an appealing experience for both residents and visitors.

Positioned near US Highway 40/287, a well-traveled route connecting Denver to southeastern Colorado, the area sees a steady flow of travelers passing through. This consistent traffic supports ongoing demand for lodging, particularly from those seeking a comfortable and convenient place to stay.

Hugo provides a peaceful, slower-paced lifestyle while still offering accessibility to larger hubs. Its location makes it an ideal stop for overnight guests, extended stays, and those traveling for work or through the region.

With limited local lodging options and a steady mix of visitors and workers, the area offers a strong foundation for continued and expanded rental use.



# Investment Highlights

Hugo Railroad Manor offers a unique combination of immediate income potential, operational flexibility, and long-term financial benefits.

This property is already set up and functioning as a rental business, providing a clear path for a new owner to step in and generate revenue from day one. With additional marketing and expanded use, there is significant opportunity to increase income and overall return.

Operating a short-term rental may also provide potential tax advantages, such as deductions related to business use of the home, furnishings, and operating expenses (buyers should consult their tax professional).

Beyond the numbers, this property offers a lifestyle benefit—allowing owners to effectively work from home while managing their investment.

Another key advantage is flexibility. Owners can choose when and how often to rent, easily blocking

off certain days or weeks for personal use while continuing to generate income the rest of the time. Profit and Loss statements are available upon request with a signed Non-Disclosure Agreement (NDA).

With its established setup, growth potential, and adaptable use, Hugo Railroad Manor presents a compelling opportunity for both investors and owner-operators.

## Why This Property Stands Out

- Turnkey, fully furnished property
- Existing income-producing setup
- Dual-purpose: residence + business
- Recent major capital improvements
- Strong growth potential with marketing
- Separate owner's quarters for efficient on-site management
- Multiple income strategies (short-term, mid-term, full-home rental)
- Ability to offset mortgage costs and accelerate property payoff





# Next Steps

## Step into Ownership at Hugo Railroad Manor

Whether you're looking to run a bed and breakfast, invest in rental income, or simply enjoy a spacious home with character, this property offers unmatched flexibility.

The groundwork has been laid—now it's ready for the next owner to take it further.

For more details or to schedule a showing, please reach out to Tim and Jana.



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# Get in Touch



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