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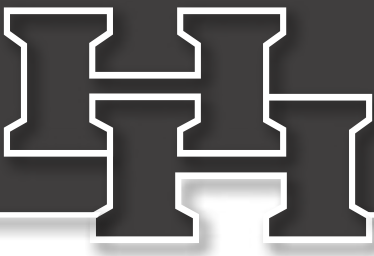
Anderson Camps Ranch Gypsum, Colorado | \$8,995,000



Executive Summary

Located at the confluence of Sweetwater Creek and the Colorado River, the 165± deeded acre Anderson Camps Ranch is a landmark Eagle County river holding. This attractive and historic ranch possesses nearly .75± mile of private frontage on both banks of Sweetwater Creek and enjoys private Colorado River access. Here, one can walk out the back door and fish the ranch's internal private waters or wade and float the Colorado River. Set just above the confluence of the rivers and sheltered by mature trees is the tastefully remodeled 5,353± square foot Craftsman Bungalow style residence built in the early 1920s by Mary Converse of the Converse Rubber Company. Well-suited to its surroundings and beautifully landscaped, this home is both attractive and rich in local history. Easily accessed from Vail, Beaver Creek and Aspen, Anderson Camps Ranch bares the distinction of being the only Sweetwater property located on the Colorado River.

Protected on three sides by federal lands, Anderson Camps Ranch encompasses cottonwood lined river bottom, 46± acres of irrigated hay meadow, and lower-elevation mountain lands. The property was utilized as a dude ranch and subsequently operated for nearly five decades as a notable youth summer camp. Ownership has carefully maintained or remodeled the commercial camp infrastructure and amenities, and the property is ready for immediate use as a private retreat or commercial operation.



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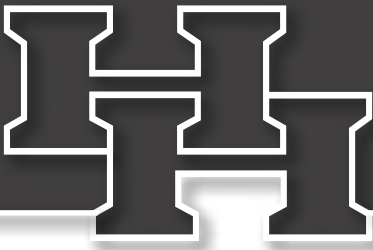
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The ranch has year-round paved access and serves as the literal gateway to the much sought-after Sweetwater Creek Valley, planned Sweetwater Lake State Park, and Flat Tops Mountain Range. Interstate 70 is located 7.6 paved miles south of the ranch. The Eagle County Regional Airport, FBO, and the town of Gypsum are 30 minutes away. Beaver Creek and Avon are 50 minutes, Vail is 55 minutes, and Aspen is an hour-and-a-half drive. The ranch is two hours and fifty minutes from Denver International Airport.





Just The Facts

- 165± deeded acres bordering BLM lands
- Nearly .75 miles of frontage of both banks of Sweetwater Creek with private fishing
- Private Colorado River access with fishing
- 46± acres of irrigated hay meadow with water rights
- Unencumbered by conservation easements
- Paved year-round access
- Beautiful six-bedroom, four-bath, 5,353± square foot Craftsman Bungalow style residence with backyard pool
- Two-bedroom, two-bath guest cabin “Casitas”
- Two garages with a total of six car bays
- “Creek House” with studio and workout room
- 3,600± square foot lodge with full commercial kitchen and dining area, two bedrooms and one bath
- Recently remodeled office
- Recently remodeled eight-bedroom, six-bath multipurpose building
- Caretaker’s residence
- Bunkhouse-style cabins and bath house
- Guest pool
- Outdoor climbing wall
- Amphitheater
- Recreational hall, laundry and camp store
- Private pond
- Riverside barn with corral
- Upper corral and stable plus roping arena
- Hay barn and machine shop
- Pistol range
- 32-minute drive from Eagle County Regional Airport and FBO
- 50-minute drive from Bachelor Gulch/Avon
- 55-minute drive from Vail
- 90-minute drive from Aspen
- Just under three hour’s drive to Denver International Airport



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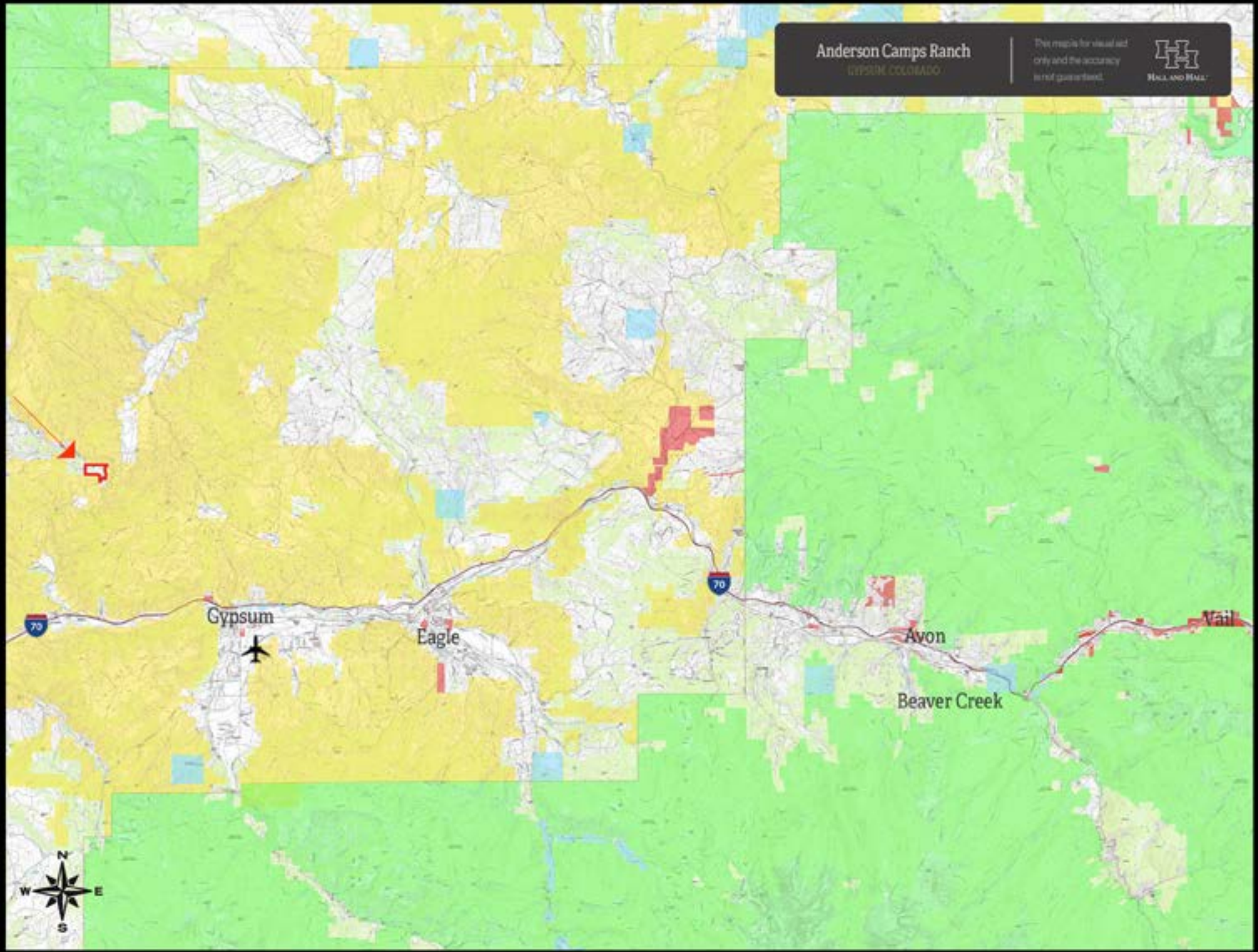
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GIPSON, COLORADO

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