

Lost Stirrup Lodge and Cabins

96.00Acres | Fremont County, CO | \$2,400,000



HAYDEN  OUTDOORS.

Lost Stirrup Lodge and Cabins

TOTAL ACRES:

96.00

PRICE:

\$2,400,000

COUNTY:

Fremont County

CLOSEST TOWN:

Canon City, CO

Presented by



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HAYDEN OUTDOORS.
REAL ESTATE





About This Property

Lost Stirrup Lodge and Cabins offers everything a person would want with regard to outdoor activities and indoor fun! Borders 600 acres of BLM.

Land

Pond and Land

The property around the lodge is beautifully landscaped. Enjoy the beautiful pond surrounded by lush alpine vegetation, Aspens, and tall Pines, 1/2 mile of stream, four wells, two cabins, a permitted pond with floating dock, and peddle boats! Amazing views of the Collegiate Mountain Range, 300 residing Elk herd. The property is backed up by 600 acres of BLM with limited public access, and 40 acres are fully fenced. This portion of the property includes a stream and great building locations as well.



Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Dock/Pier
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Small Game
Hunting - Turkey
Outbuilding/Barn/Shed/Shop
Stream/River
Wooded

Land Details

Address: 243 Lost Stirrup Rd, Canon City,
Colorado 81212, USA
Closest Town: Salida, Cotopaxi, Canon City
Total Acres: 96.00
Deeded Acres: 96.00
Leased Acres: 0.00
Zoning: Residential
Elevation: 9200
Estimated Taxes: \$1,465.48 - 2021
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): 1 1/2 Story EverLog Home
Finished Sq. Ft.: 3200
Bedrooms: 4
Full Bathrooms: 3
Basement: Full finished
Parking Types:
Driveway
Outbuildings: 6
Types of Outbuildings:

- Cabin
- Cabin
- Detached Shop
 - Shed
 - Shed
- Quonset Hut

Fence Type: Partially Fenced
Heating Systems:

- Fireplace



Improvements

The 96 acres solar property comes complete with four bedrooms (one Altitude Room for comfortable, easy sleeping if you're not used to the altitude) and the master suite with balcony, three bathrooms, pool room, game room w/ karaoke stage, office, the great room upstairs has motorized blinds, 2 Big Buck fireplaces, propane direct vent heaters, Jacuzzi, walkout w/ flagstone patio, wrap-around deck, and RV cleanout. Also included are – Propane backup generator and a 1000-gallon septic with easy access. The lodge's internet provider is Starlink service. The property is easily 100% self-sustaining, even without the propane heaters, with Solar electricity and wood heat.

The shop comes equipped with maintenance equipment for roads.

Cabins

This property has two adorable primitive one-room cabins great for artists, writers, hunters, or just an amazing quiet time away from the pressures of the real world. Each cabin has its own water and a solar power source.

Aspen Glen Cabin (299 sf) is tucked away in the green lush cove covered with beautiful Aspens and lush meadows, while Piney Ridge Cabin (275 sf) is secluded in the tall forest pines, complete with a small green-house garden bed and large heavy-metal Quanset Hut for great toy storage or workshop.





MORE ON THE ALTITUDE ROOM

THE WORLD'S MOST ADVANCED ALTITUDE-SIMULATION TECHNOLOGY

ACT engineers invented the very first oxygen-controlled altitude simulation system in 1995. We engineered the world's first oxygen-controlled altitude simulation system, the most advanced solution for medical research and mountain homes. Since then, we've been pushing the boundaries of innovation. We bring you more natural sleep, less hypoxic stress, and better energy throughout the day. All without interrupting your lifestyle, or impacting the beauty of your home.

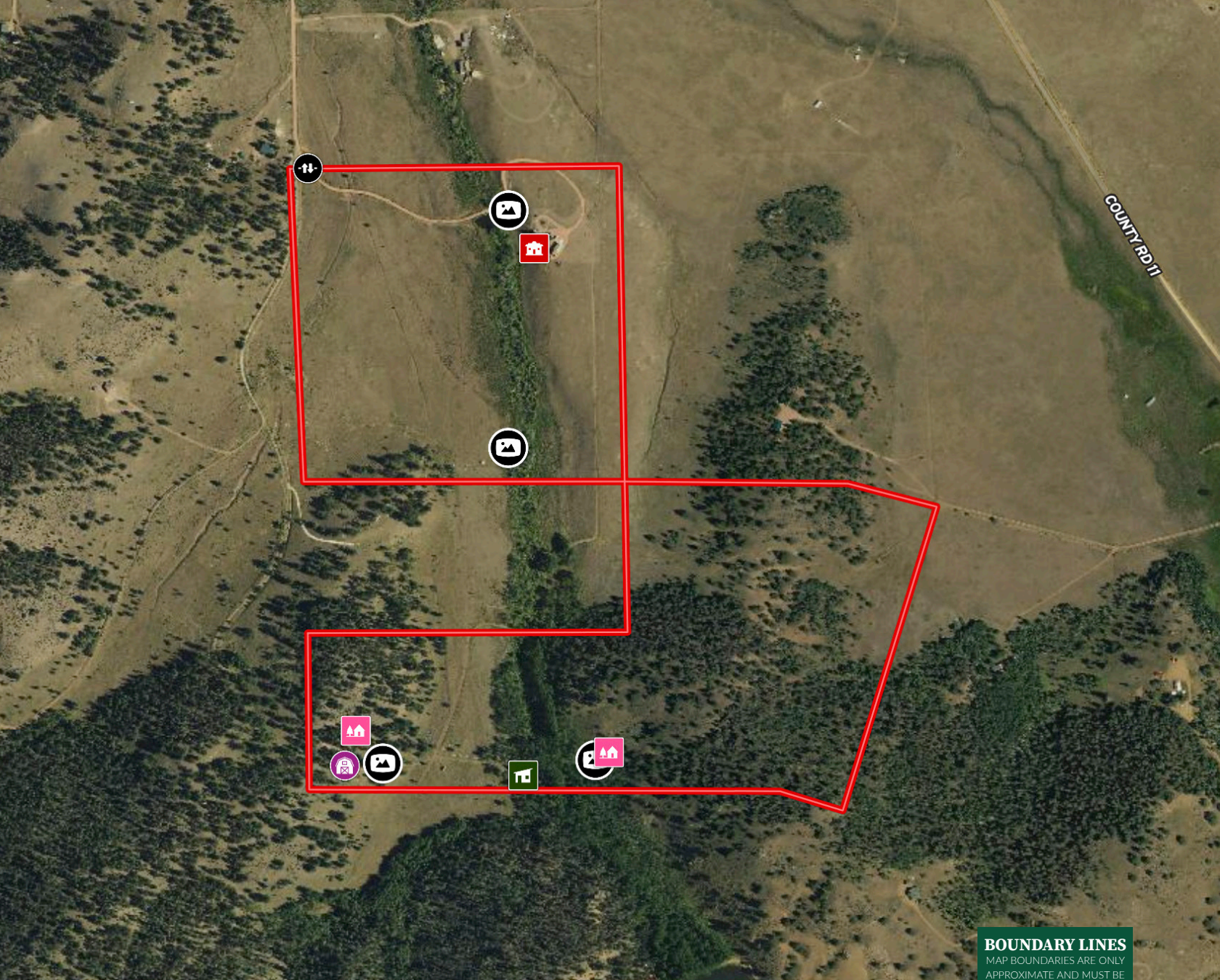
ACT's award-winning altitude simulation technology oxygenates and lowers effective altitude by up to 7,000 feet in your high-altitude home to eliminate altitude sickness and related insomnia.

Altitude Control Technology has installed more than 3,000 oxygen control systems with clients that include Harvard Medical School, the Smithsonian, and US Naval Air Systems Command, the University of Colorado Altitude Research Center, and the US Olympic Training Center.

There is a reason why thousands of people have chosen ACT. Proprietary technologies ensure that ACT's altitude simulation system truly simulates lower altitude to eliminate altitude-related insomnia, headaches, moodiness, and fatigue.

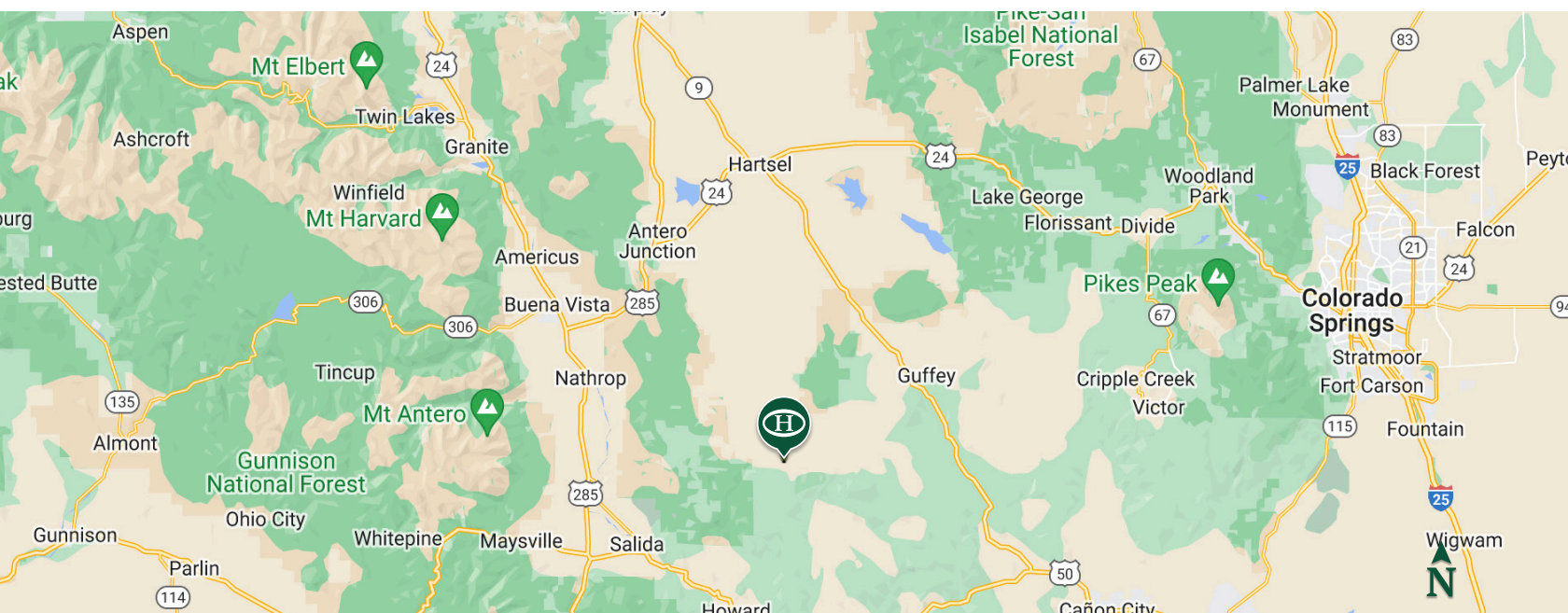
Feel Good in the Mountains. Feeling good at altitude starts with healthy oxygen levels and a good night's sleep. The safest, most effective oxygenation systems on the planet.





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

 Boundary  Cabin  Main House  Barn





HOW ALTITUDE SIMULATION TECHNOLOGY WORKS

ACT's air separation technology delivers oxygen to your room where sensors for oxygen, air quality and barometric pressure send information to ACT's award-winning controller. The controller adjusts oxygen levels based on barometric pressure to simulate sea level; all while meeting standards for air quality and fire safety. It is true altitude simulation. That is why it has been chosen by more than 50 medical schools and research institutions around the world.

NIGHTTIME OXYGEN

Six to eight hours of oxygen at night is enough to restore the body's oxygen saturation to normal levels. These few hours interrupt the cycle of hypoxia (low oxygen) that causes mountain sickness. Learn more about what makes us unique.

What are the Benefits of Oxygen at Altitude?

- Better Sleep
- Clarity of Mind
- Recovery from Exercise
- Prevents Altitude Sickness
- Improved Digestion
- Increased Energy
- Improved Mood





Recreation

This property is in the heart of Elk country!

Badger Creek Falls, Buffalo Jump, Dream Quest, Bedrock, Black Mountain, Waugh Mountain jeep trails, Spelunking Cave exploring, Fishing, elk, deer and antelope, turkeys, hiking, cross country skiing, skating on the pond, Ghost Canyon, The Indian Caves, and more all within 30 minutes drive.

Water/Mineral Rights & Natural Resources

Water rights to the Pond.

Location

- 2 hours to Colorado Springs Airport
- 2 hours to Breckenridge
- 1 hour to Canon City
- 1 hour to Salida
- 55 min. to Cotopaxi

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Hayden Outdoors

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

Scan to see more
testimonials





THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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