

# Little Boy and Mayflower Patented Lode Mining Claims- Saguache County CO

19.00 Acres

Saguache County, CO

\$50,000



HAYDEN  OUTDOORS.



# Little Boy and Mayflower Patented Lode Mining Claims- Saguache County CO

TOTAL ACRES:

19.00

PRICE:

\$50,000

COUNTY:

Saguache County

CLOSEST TOWN:

Gunnison, CO

## Activities & Amenities:

ATV/Off Road  
Borders Public Lands  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Mineral Rights  
Stream/River

## Land Details:

**Address:** Little Boy and Mayflower Mining Claims, Gunnison, Colorado 81230, USA  
**Closest Town:** Gunnison  
**Total Acres:** 19.00  
**Elevation:** 9500'  
**Topography:** Rolling Hills/ Timbered Draw  
**Mineral Rights:** Yes  
**All Mineral Rights Associated with the Lode will Convey**  
**Estimated Taxes:** \$11.24 - 2023  
**Source of lot size:** Assessor/Tax Data

## Property Summary

Nestled on the outskirts of the picturesque town of Gunnison, amidst the breathtaking landscape along Highway 144, known as the Cochetopa or North Pass, sit two exclusive and patented Lode mining claims - the Little Boy and Mayflower Claims. These adjoining parcels offer a unique opportunity for solitude and adventure, as they are encompassed by vast expanses of BLM land on all sides with recreation in every direction.

## Land

Create your ideal retreat where wildlife roam freely and echoes of the historic western ore rush still linger. Breathe in the fresh air at 9500' as you gaze out over the picturesque landscape of the Cochetopa hills with 360 degree views. Whether you seek a tranquil escape or an exploration of the region's rich mining heritage, these claims provide an unparalleled setting for your getaway camp.

## Recreation

From the moment you enter the picturesque byway of the Cochetopa pass, you'll find recreation in every direction. The claims are just a stone's throw away from the Cochetopa Creek, a fly fisherman's dream stream loaded with Brown, Rainbow and Brook Trout. The Dome Lakes, rumored to quite possibly hold the Colorado State Record Tiger Trout, is just a short drive away and also features a state wildlife area with outstanding waterfowl hunting. The property is situated in GMU 67 with high success rate on high quality rams, bucks and bulls.







## Water/Mineral Rights & Natural Resources

This is a Lode claim where all mineral rights associated with the Lode will be conveyed to the new owner.

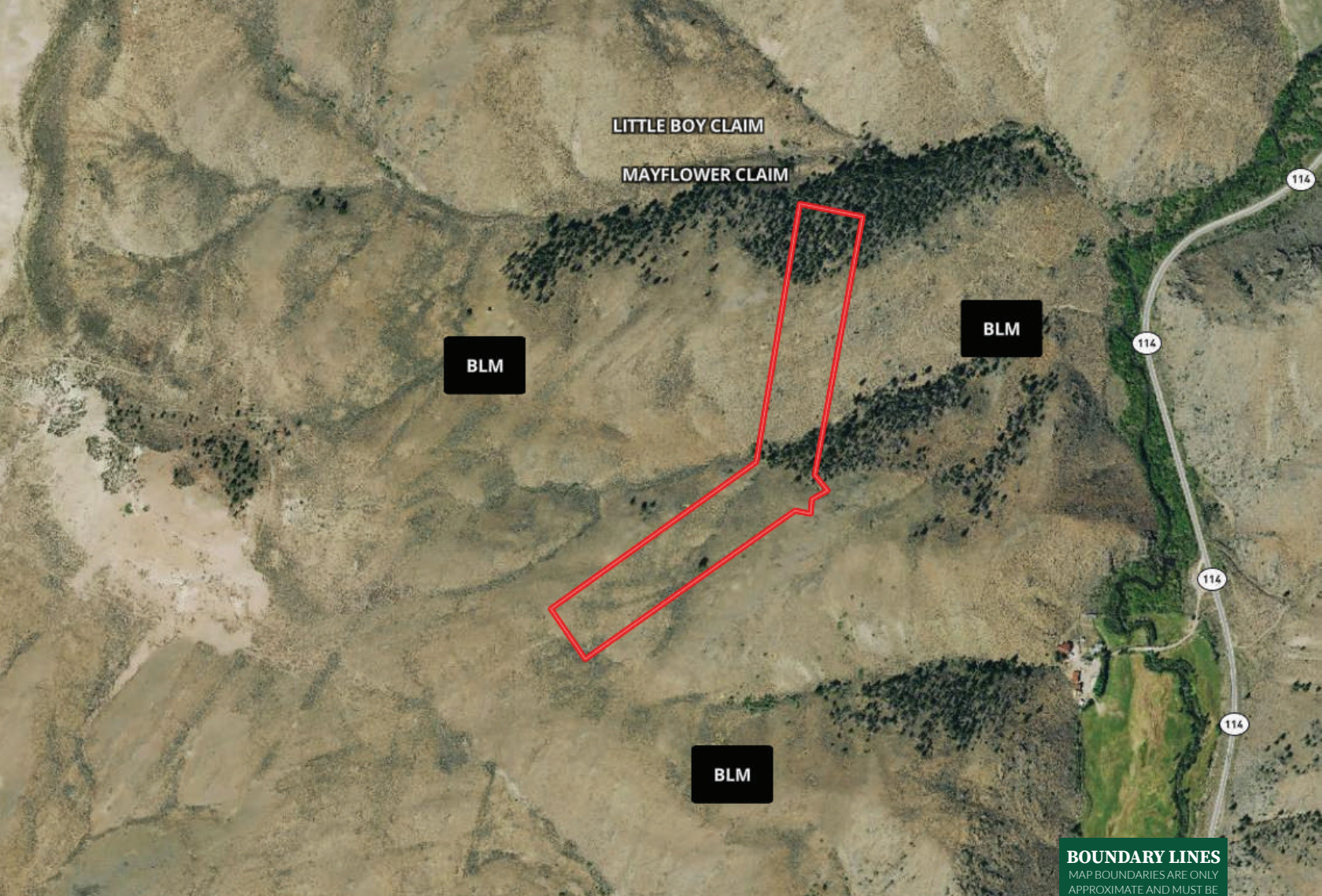
## Location

Situated in the Cochetopa hills, and close to Hwy 114, these claims are accessed by foot through BLM land across Cochetopa Creek or two track and cross country road that will require a high clearance 4x4 to traverse Long Gulch to Bead Creek Road.

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 Boundary

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



## Chadwell Miller

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