

# Y88 Ranch on the Cochetopa

20.00 Acres | Saguache County, CO | \$795,000



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## Activities & Amenities

ATV/Off Road  
Borders Public Lands  
Cattle/Ranch  
Development Potential  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game, Predator/Varmint,  
Small Game, Upland Birds & Waterfowl  
Irrigation  
Lodge/Resort  
Recreational Business  
Skiing/Snowmobiling/Snow Sports  
Stream/River  
Water Rights  
Water Shares (different from water rights)  
Water View/Waterfront/Water Access  
Wooded  
State Hunting Unit: 67 and 551

## Land Details

Address: 10178 Highway 114,  
Gunnison, Colorado 81230, USA  
Closest Town: Gunnison  
Total Acres: 20.00 | Deeded Acres: 20.00  
Zoning: RES/ AG  
Elevation: 8300  
Topography: Creek Bottom Rolling Canyon  
Vegetation: Hay, native grasses, sage brush  
Pasture Acres: 2.5 | Irrigated Acres: 2.5  
Riverbottom Acres: 3  
Water Rights: Yes, 1/2 CFS HOME DITCH  
Estimated Taxes: \$757.64 - 2024  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Homes: Log  
Style of Home(s): 2 story  
Finished Sq. Ft.: 2324  
Bedrooms: 3 | Full Bathrooms: 2  
Parking Types: Driveway  
Outbuildings: 1  
Heating Systems: Fireplace, Radiant & Wood Stove  
Foundations: Concrete Stem  
Waterfront Features: Cochetopa Creek



### About This Property

Welcome to the Y88 Ranch on the Cochetopa, a rare and beautiful 20-acre +/- mountain retreat located just off of the scenic Highway 114 near Gunnison, Colorado. With a turnkey lodge, a productive trout stream, water rights, agricultural benefits, and big game habitat that borders public land, this property checks every box for the avid sportsman, homesteader, or investor.





## Land

Nestled along the breathtaking Cochetopa Pass—one of Colorado's most scenic byways—the Y88 Ranch is a dream come true for wildlife enthusiasts and outdoor adventurers alike. This ranch features live water and borders BLM land on two sides, offering seamless access to tens of thousands of acres of pristine backcountry, while still being a short drive from the amenities of Gunnison.

To the west, 13 +/- acres include your own trout-filled stretch of Cochetopa Creek, where irrigated pasture rolls into dramatic canyon walls often adorned with Rocky Mountain Bighorn Sheep. To the east, 6 +/- acres back directly onto GMU 551, with over-the-counter elk rifle tags available for 2nd and 3rd seasons. Both boundaries act as private gateways into the game-rich, highly sought-after public lands of the Cochetopa.

## Improvements

Offered for the first time in nearly 50 years, this legacy mountain ranch features a fully furnished, two-story log cabin with over 2,300 square feet of handcrafted charm and comfort. Set on the 6± acre eastern portion of the property, the cabin welcomes you with an expansive entertainer's deck and fire pit—perfect for gathering after a day in the high country.

Inside, you'll find a spacious open-concept kitchen, a great room anchored by a designer Malm fireplace, and towering picture windows that bring the outside in. Though the sleeping areas are open-concept (non-conforming bedrooms that could easily be enclosed), the lodge comfortably accommodates up to 14 guests, with a bathroom on each floor, soaring vaulted ceilings, and generous communal spaces.

Whether you're looking for your forever home, hosting family retreats, launching a short-term rental, or seeking a basecamp for hunting season, this one-of-a-kind mountain retreat offers rare resources and timeless appeal not seen in many other properties.





## Recreation

A true angler's paradise, the ranch includes nearly 1/4 mile of both sides of Cochetopa Creek, a year-round trout stream known for clear water and productive fishing. Rainbow and Brown trout call this section of the creek home.

The included water shares keep the creek bottom pastures of the Y88 Ranch healthy and productive for your horses and livestock.

Shopping, dining and entertainment are a 20 minute, all-highway drive away into the charming town of Gunnison while the world class Crested Butte Ski Resort and Colorado's largest body of water, the Blue Mesa Reservoir teeming with Kokanee Salmon and Lake Trout, are just a 45 minute drive from the ranch.

For hunters, the Y88 Ranch borders public land on two sides and sits uniquely between two big game units—GMU 67 and GMU 551—offering outstanding access to elk, mule deer, pronghorn, black bear, and bighorn sheep which are known to frequent the property. With little hunting pressure and abundant game, this ranch delivers the kind of backcountry experience many only dream of.





## Location

The ranch is a short distance to the Gunnison-Crested Butte Regional Airport (GUC) which provides frequent, year round commercial service (United and American). The airport also provides full FBO services for those with private aircraft and adjacent storage facilities for vehicle storage. Cochetopa, dubbed the “Gate of the Buffalo” by the Ute tribe, served as hallowed hunting grounds, and the Y88 Ranch embodies the deep connection between the Ute people and this majestic terrain.

A lodge with land and live water, abutting tens of thousands of acres of BLM connecting to Gunnison National Forest, with wildlife and recreation this abundant, right out your back door, are nearly impossible to find at this price point. Act quickly and call me today for your own qualified private tour. Co-Brokers welcomed!

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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 regard 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."

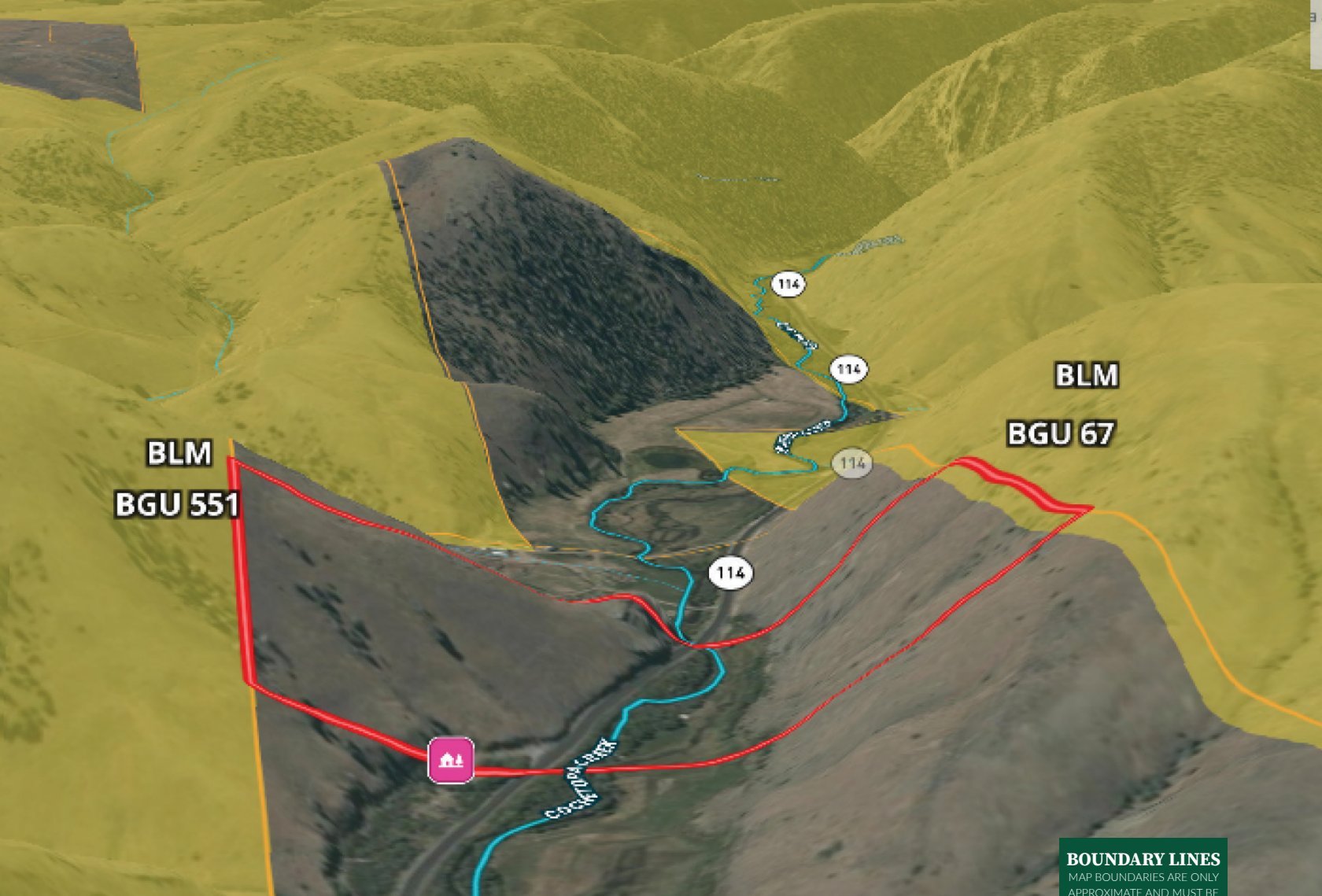


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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testimonials





Boundary Cabin BLM

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



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