

Keyser Springs Inholding

156.30 Acres | Garfield County, CO | \$2,500,000



HAYDEN  OUTDOORS.

Keyser Springs Inholding

TOTAL ACRES:

156.30

PRICE:

\$2,500,000

COUNTY:

Garfield County

CLOSEST TOWN:

Glenwood Springs, CO

Presented by



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Property Summary

Hidden within a secluded canyon surrounded by BLM land, White River National Forest, and the Flattops Wilderness, Keyser Springs Inholding is a rare 156± acre wilderness retreat unlike any other in Colorado. Featuring a custom off-grid log home, breathtaking alpine scenery, and complete privacy, this remarkable property offers an exceptional opportunity to own a true backcountry sanctuary.





Activities & Amenities

ATV/Off Road
Borders Public Lands
Equestrian/Horse Property
Fishing
House/Cabin
Hunting - Big Game
Natural Spring
Off Grid Power
Outbuilding/Barn/Shed/Shop
Propane
Solar
Stream/River
Water View
Waterfront
Wooded
State Hunting Unit: 33

Land Details

Address: TBD Keyser Creek Rd.,
Glenwood Springs, Colorado 81601, USA
Closest Town: Glenwood Springs
Total Acres: 156.30
Deeded Acres: 156.30
Zoning: SFR - Land
Elevation: 9250
Topography: Mountains
Vegetation: Forest
Estimated Taxes: \$4,933.72 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Homes: Log Home
Style of Home(s): Log Cabin 2 Story
Finished Sq. Ft.: 2128
Stories: 2
Bedrooms: 3
Full Bathrooms: 2
Half Bathrooms: 1
Basement: None
Electricity Provider: Solar and Water Turbine
Gas Provider: Propane
Water Provider: Spring
Outbuildings: 3
Types of Outbuildings: Horse Barn,
Utilities Shed, Log Cabin
Heating Systems: Boiler-HWBB, Fireplace
Foundations: Sub Floor
Waterfront Features: Streamside
Exterior Features: Solar Panels
Appliances: Dishwasher, Dryer, Refrigerator,
Hot Water Heater, Oven, Washer
Flooring: Carpet, Tile
Siding: Log
Roofing: Metal
View: Mountain, Scenic, Stream, Wooded

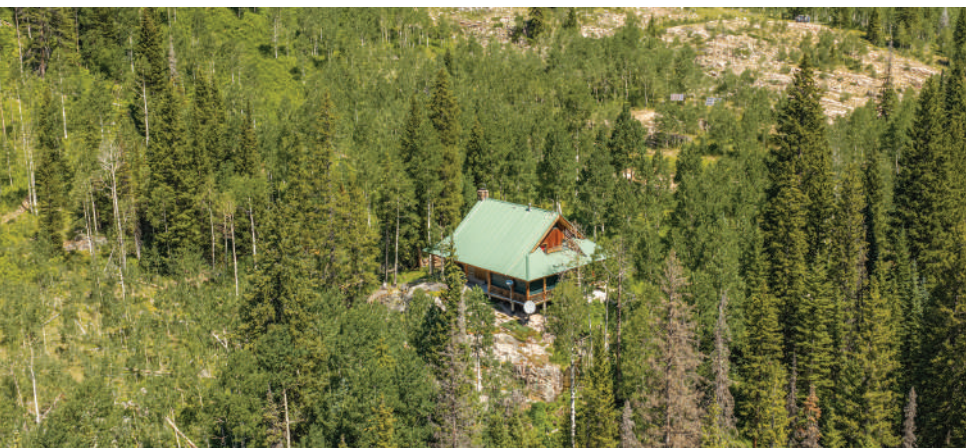


Land

Keyser Springs Inholding encompasses approximately 156± acres of privately owned mountain terrain situated at roughly 9,250 feet in elevation. Protected between towering ridgelines, the landscape features mature aspen and pine forests, lush mountain meadows, dramatic rock outcroppings, abundant springs, and Keyser Creek flowing through the heart of the property. The surrounding scenery rivals that of a national park, creating an environment defined by exceptional beauty, tranquility, and complete privacy.

As one of Colorado's true wilderness inholdings, the property offers an ownership experience unlike any other. Vehicle access begins with approximately 30 miles along Coffee Pot Road through White River National Forest, followed by approximately nine additional miles to the locked Forest Service access gate. Owners can also traverse to the entry gate by way of the Transfer Trail from Glenwood Springs, a lengthy off road trail that requires high clearance 4×4 vehicles. From the gate, a 2.3-mile off-road trail leads directly to the property and is best suited for ATVs or side-by-side vehicles. Seasonal access is generally available from mid-June through early October, depending on annual snowfall. During the winter months, the property can also be reached by snowmobile under favorable snow conditions. A secondary access route exists via a steep trail suitable for hiking or horseback travel from a lower parking area.

The property benefits from a transferable U.S. Forest Service access easement, allowing owners to utilize and maintain the private keyed trail. Buyers should review the recorded Forest Service documentation governing maintenance and improvement of the approximately 15-foot-wide easement. Because trail improvements have intentionally remained minimal, access requires capable off-road equipment and experienced operators, preserving the property's remarkable sense of isolation.



Improvements

Emerging from the forest like a secluded mountain lodge, the custom two-story log home is a remarkable achievement in remote construction and off-grid engineering. Offering approximately 2,128± square feet, the residence includes three bedrooms, three bathrooms, expansive wraparound porches, and is being conveyed fully furnished and equipped with furniture, appliances, kitchenware, bedding, tools, equipment, and nearly all on-site personal property necessary to enjoy the property immediately.

The home's interior is anchored by an impressive stone fireplace that serves as the focal point of the great room. Large windows and glass doors frame panoramic views of the surrounding canyon while filling the home with natural light. The open living spaces include a comfortable gathering area, rustic office nook, dining area beneath a handcrafted steel chandelier, and a fully equipped kitchen complete with dual refrigerators, dishwasher, range, and generous workspace. Upstairs are three private bedrooms, two bathrooms, and access to a finished attic, while a crawlspace beneath the home provides additional utility access.

Constructing the residence was an extraordinary undertaking. The log home was originally assembled near the property, carefully dismantled, transported by freight helicopter piece by piece, and reconstructed atop a massive rock formation overlooking the canyon floor. Every component of the home's construction—from building materials to furnishings, appliances, utility infrastructure, and equipment—was delivered by helicopter, making it one of Colorado's most remarkable examples of remote mountain construction.

Additional improvements include a horse barn with multiple stalls and outdoor corrals situated near the creek. While the barn has experienced some settling over time due to heavy snow loads and seasonal ground moisture, it continues to reflect the property's equestrian heritage. Numerous pieces of equipment, including an outdoor grill, skid steer, power mulcher, landscaping materials, and additional maintenance tools, are included with the sale.

Located on the northern parcel, an original historic log cabin rests atop a prominent rock outcropping. Though no longer maintained, the structure offers a fascinating glimpse into the area's early settlement history and contributes to the property's unique character.







Recreation

For outdoor enthusiasts, Keyser Springs Inholding offers virtually limitless recreation directly from the property. Hunting, fishing, horseback riding, hiking, off-road exploration, wildlife photography, rock climbing, snowmobiling, snowshoeing, target shooting, and gold panning are all readily available within or adjacent to the property.

Bordering the expansive Flat Tops Wilderness, the property provides exceptional access to one of Colorado's premier backcountry destinations and is located within habitat supporting one of the largest elk herds in North America. Elk, mule deer, black bear, and numerous other wildlife species frequent the surrounding mountains. Small brook trout inhabit nearby creeks, while numerous alpine lakes throughout the surrounding National Forest provide additional fishing opportunities. For those seeking a true wilderness retreat, few properties offer such direct access to Colorado's most iconic public lands.







General Operations

The property has been thoughtfully developed to support year-round off-grid living through a combination of renewable energy systems and traditional backup utilities. A year-round mountain spring supplies fresh domestic water while simultaneously powering a micro-hydroelectric system that contributes to the property's electrical generation. Supplemental solar panels recharge the battery bank, while propane serves the backup generator, water heaters, and household appliances, creating a dependable and efficient off-grid infrastructure.

Wastewater is managed through an on-site septic system, and two propane-powered water heaters are located within the finished attic. The current systems have evolved over time and provide a functional foundation for continued off-grid living while allowing future owners opportunities for modernization if desired.

A John Deere 7775 skid steer with backhoe and pallet fork attachments is included with the property, along with an above-ground fuel tank and numerous additional tools, equipment, and maintenance supplies that support stewardship of this unique mountain estate.

The property is offered as-is, where-is. Due to its exceptionally remote location, buyers should anticipate that any significant transportation of materials, debris removal, or future improvements may require helicopter support or specialized off-road transport. Certain deferred maintenance items are visible within the marketing photography, and the seller will not complete repairs prior to closing.

Because of the property's unique characteristics and access requirements, all showings are by appointment only and require proof of financial qualification. Prospective buyers are encouraged to have a detailed discussion with the listing brokers prior to scheduling a private tour.



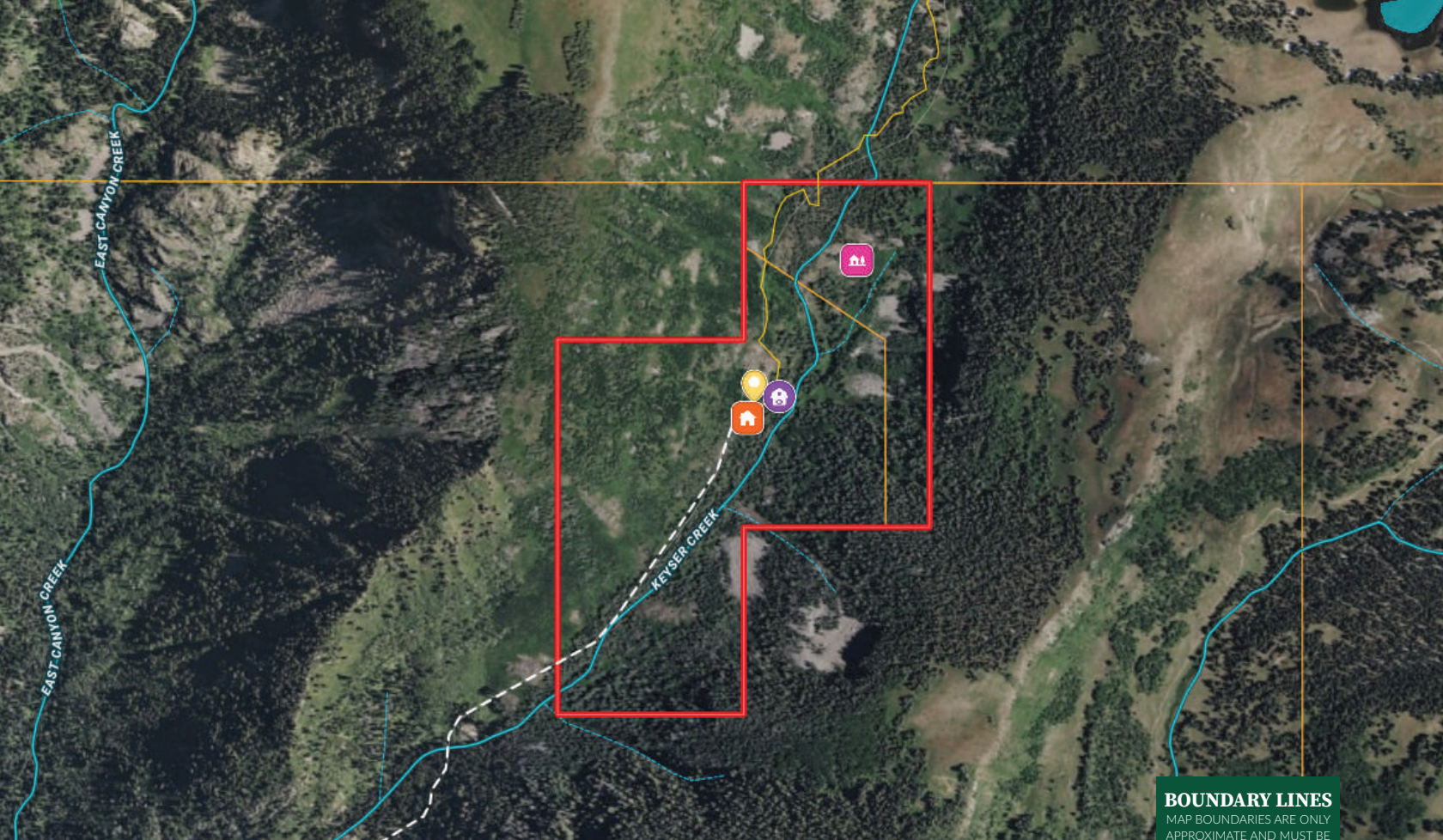


Region & Climate

The landscape stretching from Glenwood Springs to the Flat Tops Wilderness showcases one of Colorado's most dramatic transitions in elevation, climate, and natural beauty. Beginning at approximately 5,700 feet in Glenwood Springs, the region features a mild mountain climate with warm summers, colorful autumns, and relatively moderate winters compared to much of the central Rockies. As the terrain climbs north into White River National Forest and the Flat Tops Wilderness, elevations rise above 11,000 feet, bringing cooler temperatures, abundant snowfall, and a true alpine environment. Dense forests of Douglas fir, Engelmann spruce, lodgepole pine, and expansive quaking aspen groves blanket the mountainsides, while open meadows, crystal-clear streams, alpine lakes, and volcanic mesas create a remarkably diverse landscape.

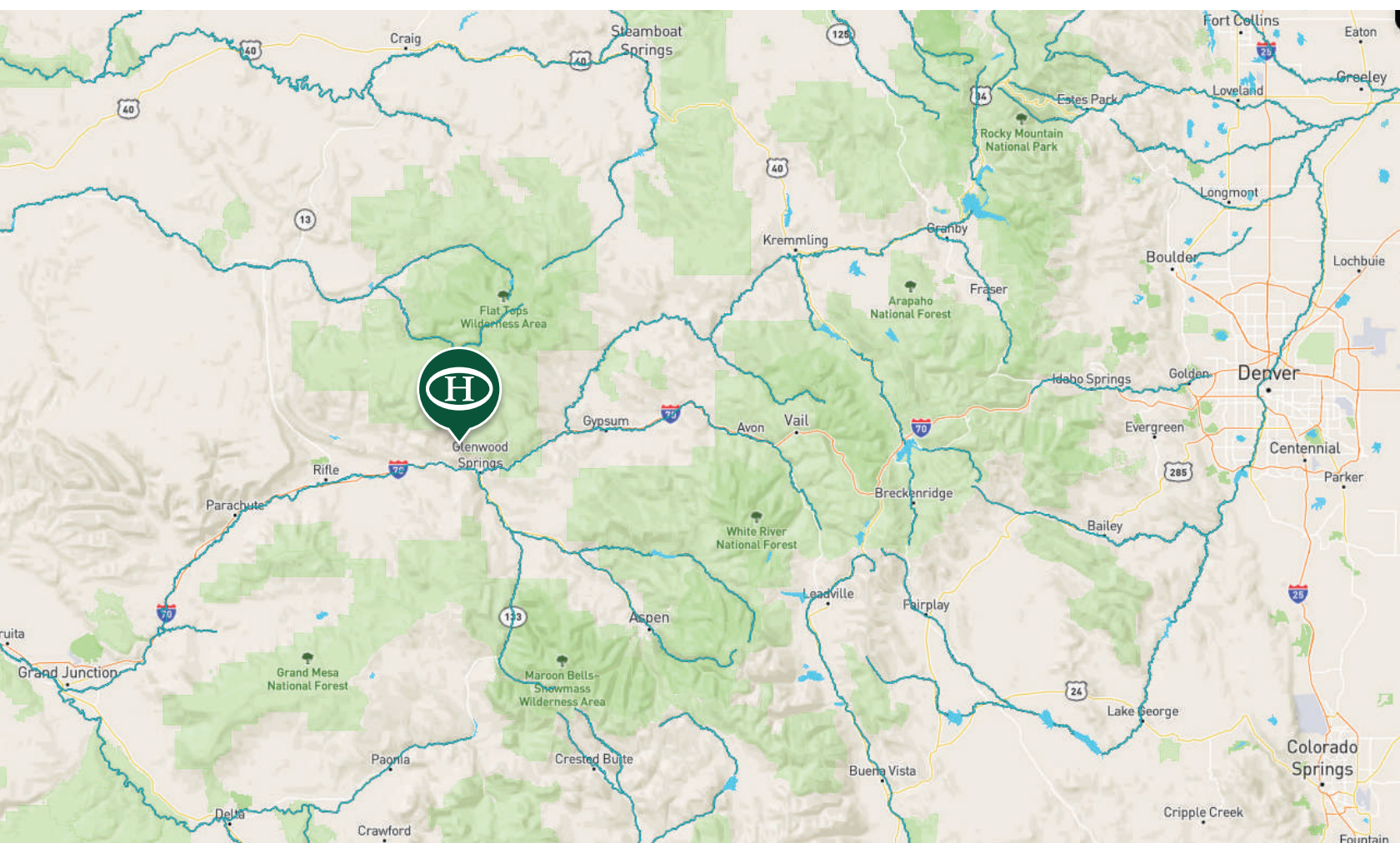
The Flat Tops Wilderness is among Colorado's largest and most ecologically significant wilderness areas, encompassing more than 235,000 acres of protected public land. The region receives substantial winter snowfall that feeds countless springs, creeks, and rivers flowing toward the Colorado River, supporting lush wildlife habitat throughout the year. Moose, elk, mule deer, black bear, mountain lion, and numerous bird species thrive in this unspoiled environment, making it one of the state's premier destinations for hunting, fishing, hiking, horseback riding, snowmobiling, and backcountry recreation. The combination of dramatic elevation changes, abundant water, thriving wildlife, and protected public lands creates an extraordinary setting that embodies the rugged beauty of Colorado's high country.





 Boundary

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



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 Fair 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





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 1990s, 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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