

# Huntsman Mesa Reserve

120.00 Acres | Gunnison County, CO | \$350,000



HAYDEN  OUTDOORS.

# Huntsman Mesa Reserve

TOTAL ACRES:

120.00

PRICE:

\$350,000

COUNTY:

Gunnison County

CLOSEST TOWN:

Gunnison, CO

## Activities & Amenities:

ATV/Off Road  
Borders Public Lands  
Development Potential  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game  
Hunting - Small Game  
Natural Spring  
Outfitting/Guide Service  
Wooded  
State Hunting Unit: 67

## Land Details

**Address:** TBD BLM Road 3045,  
Powderhorn , Colorado 81230, USA  
**Closest Town:** Gunnison  
**Total Acres:** 120.00  
**Deeded Acres:** 120.00  
**Elevation:** 9600  
**Topography:** Sloped  
**Vegetation:** Sagebrush, Aspen, Pine  
**Timber Land Acres:** 60  
**Estimated Taxes:** \$734 - 2025  
**Source of lot size:** Assessor/Tax Data

## Building Details

**Homes:** 2  
**Style of Home(s):** A frame and log cabin  
**Unfinished Sq. Ft.:** 1823  
**Bedrooms:** 2  
**Parking Types:** Driveway  
**Outbuildings:** 1  
**Fence Type:** Barbed/partial  
**Heating Systems:** Wood Stove  
**Siding:** Log, Wood  
**Roofing:** Metal  
**View:** Mountain, Private,  
Scenic, Wooded

\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

## Property Summary

120± acres bordering hundreds of thousands of BLM acres on 3 sides — prime GMU 67 hunting ground. Two unfinished dry cabins (1,151sf A-frame+ 672sf ridge-top hunting cabin) await your finish work. 9600ft atop Huntsman Mesa, overlooking the Powderhorn valley— aspens, dark timber, sagebrush draws & rock outcroppings. Seasonal 4x4 road access connecting to endless BLM ATV/hiking/jeeping trails at your doorstep. Owner Financing Available\*

## Land

Tucked at 9,600 feet atop Huntsman Mesa, this 120-acre mountain sanctuary borders hundreds of thousands of acres of BLM land on three sides — a rare buffer of true wilderness that few properties can claim. The northwest-facing terrain unfolds through sagebrush draws, whispering aspen groves, dark timber, and weathered rock outcroppings, harboring healthy elk and deer herds and framing sweeping views across the Powderhorn Valley and the mountain ranges beyond.

With no HOA or covenants, this property offers true freedom to build and use the land as you see fit. Seller financing is available to a qualified buyer with 15% down, making this rare legacy property more accessible than ever.





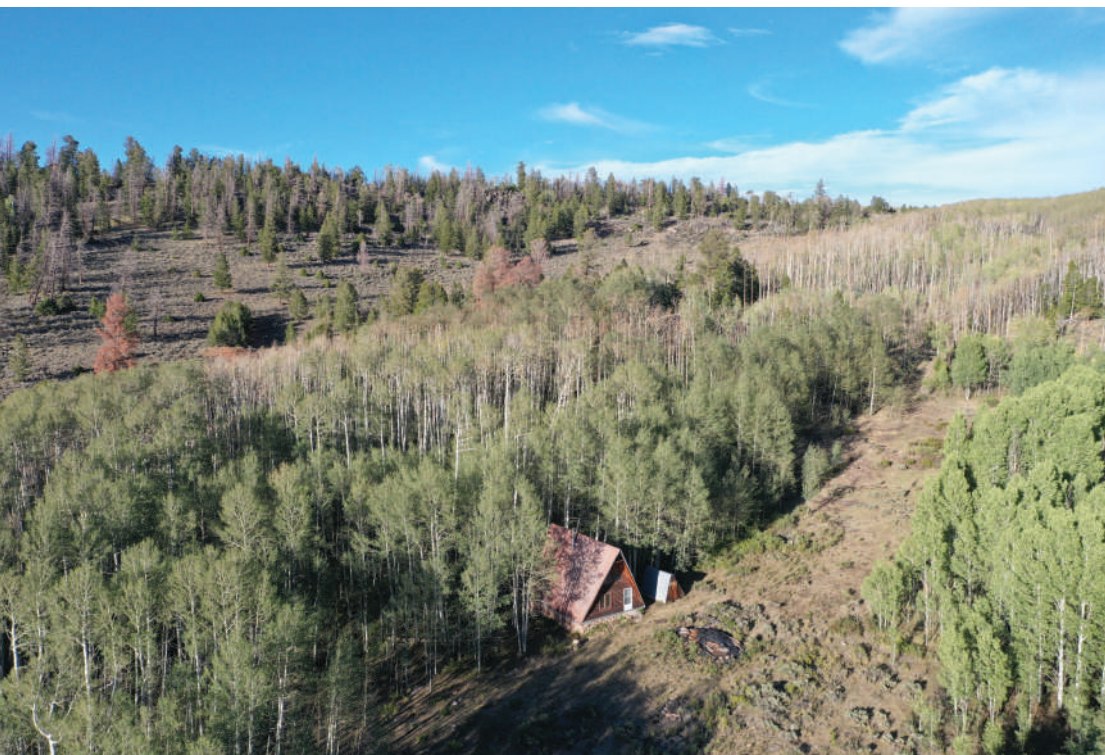
## Improvements

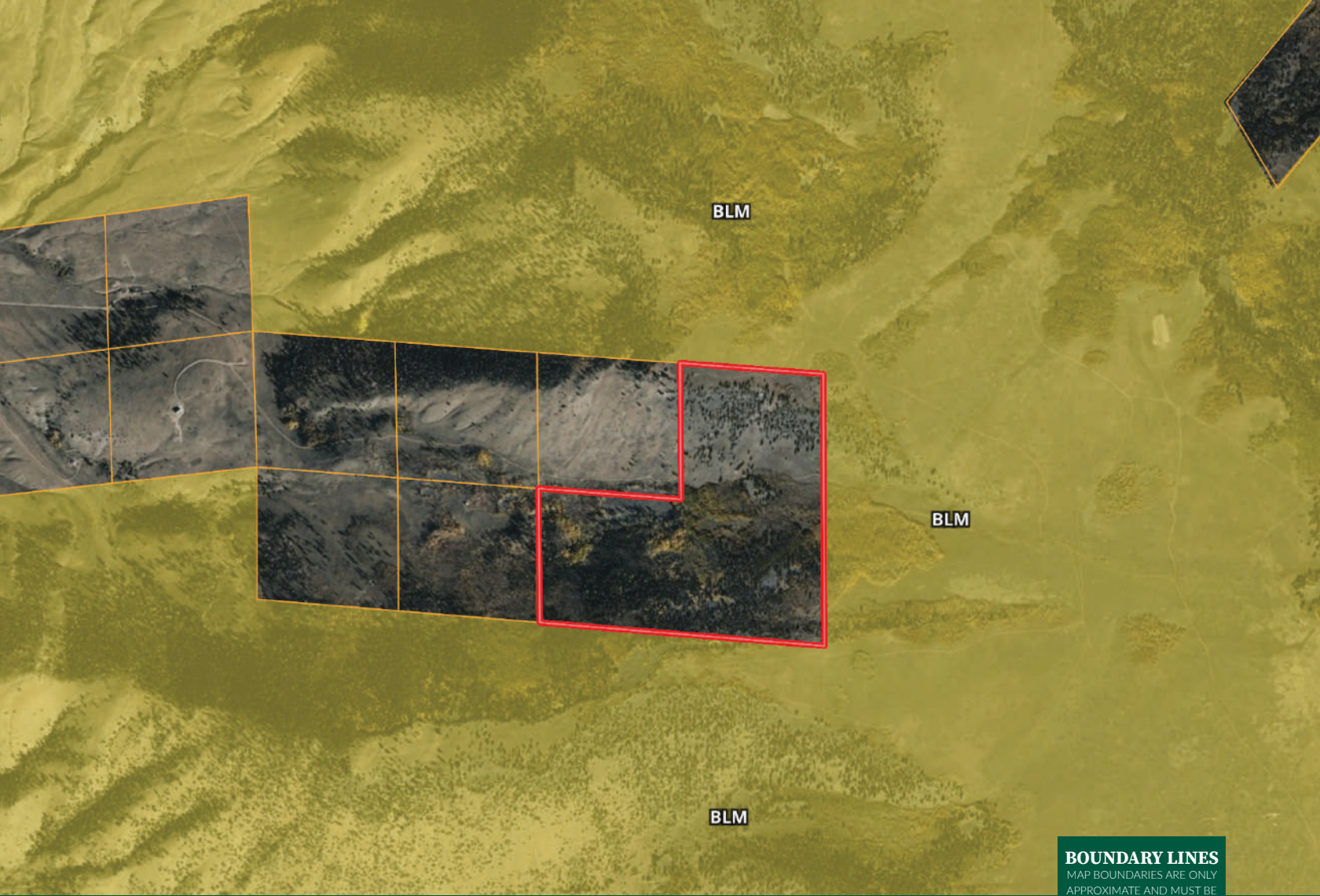
Two unfinished cabins await a builder's vision: a 1,151 sq ft A-frame nestled among the aspens beside an undeveloped spring, and a 672 sq ft log hunting cabin perched on a commanding ridge, built for watching the sunsets and wildlife over the valley below. Both are shells — ready to be shaped into a family retreat, hunting camp, or off-grid escape. Seller is offering Owner Financing (15% Down, 7%, 30 Year Amortization/ 5 year Balloon) to qualified buyers.

## Recreation

Set within Game Management Unit 67, this land is a hunter's and adventurer's dream, with direct access to endless miles of BLM roads and trails for ATV riding, jeeping, and hiking. Seasonal 4x4 access (tracked vehicle required in snow) keeps the property wild and secluded — a place where the work of building something lasting is only outmatched by the land itself.

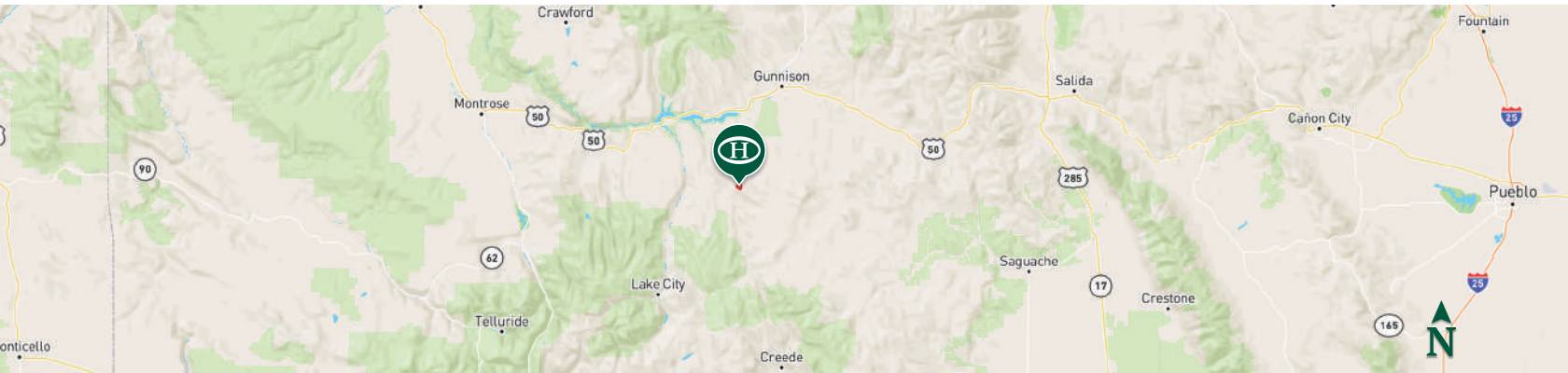
This is more than acreage. It's a foothold in one of Colorado's last great unbroken landscapes.





 Boundary

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



## Chadwell Miller

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