

AltaTerra Premier Properties

# For Sale

PREMIER COLORADO WILDERNESS LODGE &  
BIG GAME OUTFITTERS

MEEKER, CO



Property Location: 7700 Trappers Lake Road, Meeker, CO 81641 | **Contact For Pricing**

[AltaTerraPremier.com](http://AltaTerraPremier.com)



Serving Texas, Oklahoma, Arkansas, and Colorado

J.W. Ross, Broker, UC Land Pro

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Trappers Lake Lodge & Outfitting offers a rare opportunity to own a fully permitted wilderness outfitter business surrounded by over 2.3 million acres of protected National Forest. Located deep in Colorado's legendary Flat Tops Wilderness, this historic lodge operates as one of the state's most authentic outdoor adventure hubs, surrounded entirely by public lands that guarantee your viewshed and wildlife habitat will remain unspoiled. This turnkey business holds federal permits provide access that's nearly impossible to replicate today.



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### Historic Operations & Infrastructure

Steps from Trappers Lake, Colorado's second-largest natural lake, the lodge features restored cabins dating to the 1800s, a full-service restaurant and bar, general store, and complete wilderness infrastructure including staff housing, barn, and corral. The entire operation runs on well-maintained generators and crystal-clear mountain spring water, hosting guests for multi-day hunting trips, horseback adventures, fly fishing, and pack trips.



### World-Class Big Game Hunting Outdoor Guides • Exclusive Permitting

The biggest competitive advantage for any serious investor is the lodge's documented USFS Resort & Outfitting Special Use Permit. Trappers Lake Lodge's permit grants it exclusive commercial rights to guide hunts and run wilderness camps across approximately 48,000 acres, which is about 75 square miles of prime Rocky Mountain elk, mule deer, black bear, and moose habitat in some of Colorado's most sought-after Game Management Units.

Renewed and validated under NEPA, with documented Five-Year High Use Data showing proven actual usage plus room for expansion.

The lodges licensed Colorado hunting guides lead fully guided hunts, pack-in drop camps, and custom wilderness adventures across a vast terrain.

Guests experience authentic horseback hunting trips, with seasoned wranglers, sturdy pack stock, and canvas wall tents in remote compartments.



### Additional Outdoor Recreation

When hunting seasons pause, the wilderness still beckons. Trappers Lake Lodge offers horseback trail rides, guided fly-fishing trips for cutthroat trout, canoe and kayak rentals, and wildlife photography outings with frequent moose, bear, and bald eagle sightings. Its location makes it ideal for multi-day adventures, family retreats, and small group events like weddings or company off-sites.





## Proven Revenue

Trappers Lake Lodge generates gross receipts with strong EBITDA potential for an owner-operator or family team. Revenue streams include lodging, guided hunts, outdoor guide services, equipment rentals, retail sales, and food and beverage operations.

## Growth Potential

Historic footprints lost to fire remain eligible to rebuild, allowing 35 more guest cabins to meet growing demand.

Winter operations are a major untapped frontier: the existing permit supports adding snowcat tours, guided backcountry skiing, and winter outfitting trips, giving a new owner a clear path to transform this into a rare four-season wilderness resort.



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## PREMIER COLORADO WILDERNESS LODGE & BIG GAME OUTFITTERS

### Investment Benefits & Legacy Value

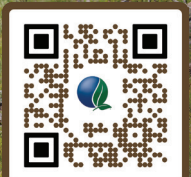
This represents far more than a typical hunting lodge, it's a protected wilderness asset with multi-generational brand equity and loyal clientele who return year after year. The combination of exclusive federal permits, historic significance as the birthplace of America's wilderness preservation movement, and protected land creates a truly irreplaceable investment opportunity for experienced outfitters, adventure hospitality brands, or legacy families seeking a profitable wilderness business with unlimited expansion potential within existing permit ceilings.

Franchise office is independently owned and operated. 



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MAP & PHOTOS**