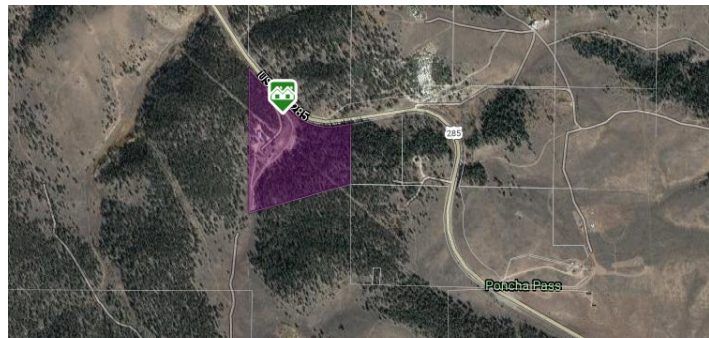




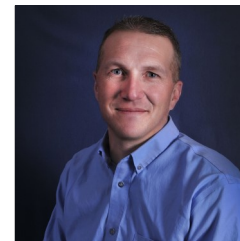
**Directions:** From the stop light at Holman Ave & US Hwy 50, head West towards Poncha. At the stoplight for US Hwy 50 & US Hwy 285, turn Left (South) onto US Hwy 285 S. Continue for 6.5 miles up Poncha Pass to the driveway which will be on the Right.  
**Rocky Mountain High Adventure - Boy Scouts of America Camp**  
**Shown by Appointment ONLY**



**First**  
**COLORADO LAND**  
Office



Post@FirstColorado.com



**LISTING AGENT**

*Jeff Post*  
Owner/Broker, GRI  
719-539-8909 Cell

*FirstColorado.com – 719-539-6682 – 7385 W. Hwy 50 / PO Box 749 Salida, CO 81201*

ALL DATA, MEASUREMENTS, SQUARE FOOTAGE, ETC. DEEMED RELIABLE. NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED.

# 600 US Highway 285

Salida, Colorado 81201



## *Poncha Pass ~ Mountain Retreat Acreage*

### *Dining Hall with Commercial Kitchen*

### *& 2 Commercial Wells*



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## Recreational space in the mountains

*This commercial property was built as a children's camp. The facility was designed to accommodate over a hundred people at a time with a commercial kitchen, bath houses, lodges, and warehouse storage. The lot is over 35 acres located up Poncha Pass. Salida, Colorado is less than a 15 minute drive. The buildings are in excellent shape and there are two commercial wells to service the property. Views of the Colorado peaks are stunning from this area. It would make an amazing wedding venue with the beautiful backdrop. Schedule a showing today!*



### PROPERTY AT A GLANCE

35.01 Acres - Borders San Isabel National Forest  
Elevation of Property is just under 9,000 FT  
2 Commercial Wells & Septic System  
Welcome Center w/Vaulted T&G Ceilings  
Bath House (Services Bldg) & Bathrooms  
Dining Hall & Lodge w/Commercial Kitchen & Garage  
Storage & Utility Sheds  
Many Camping Platforms/Decks  
Gated Entrance & Welcome Kiosk  
Year Round Access  
Plenty of Parking for RVs or Busses  
Currently Utilized as a Youth Camp  
Access to MILES of Trails on Ntl Forest & BLM Land



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