

71420 Highway 50

Sargents, CO 81230



Inclusive Mountain Enthusiast Headquarters
Fuel ♦ Lodging ♦ Restaurant ♦ Gift Shop



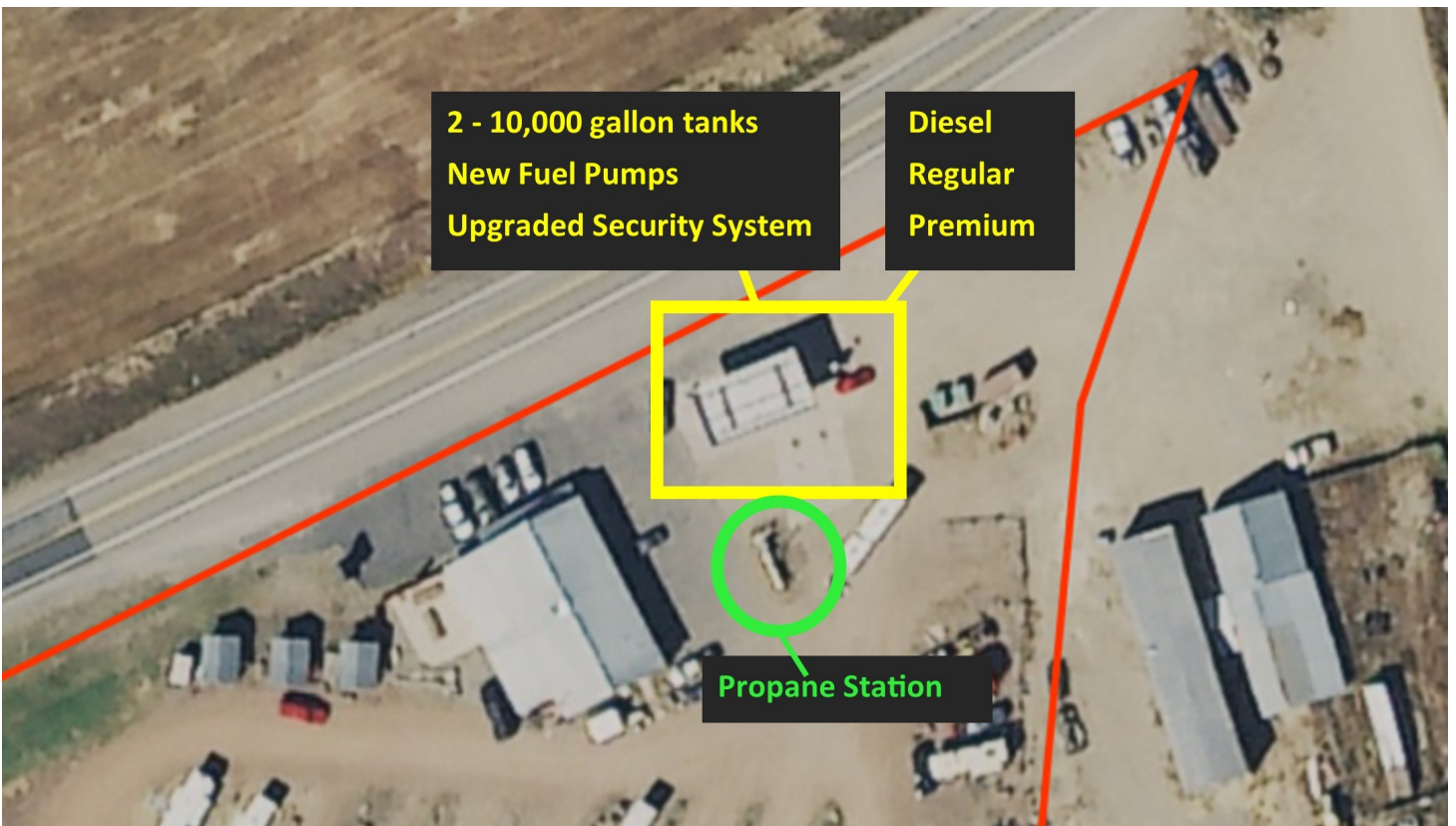
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ALL DATA, MEASUREMENTS, SQUARE FOOTAGE, ETC. DEEMED RELIABLE. NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED.



FUEL

- Two 10,000 Gallon Tanks
- New Fuel Pumps
- Upgraded Security
- New POS System
- Diesel / Premium / Regular
- Electric Charging Station
- Propane Station

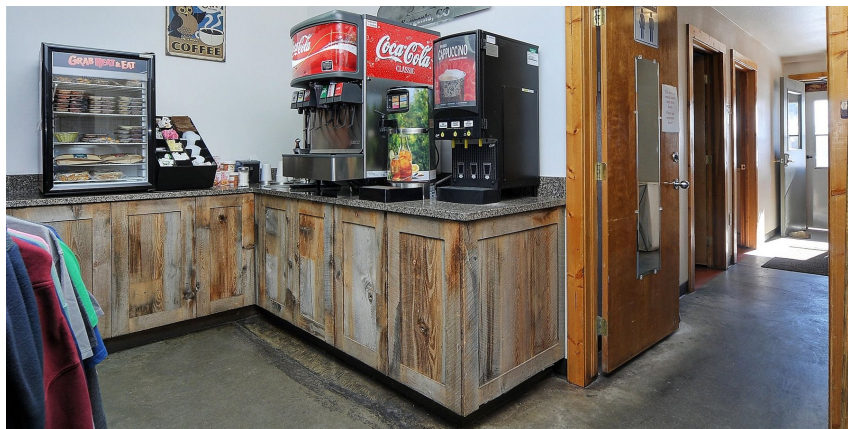
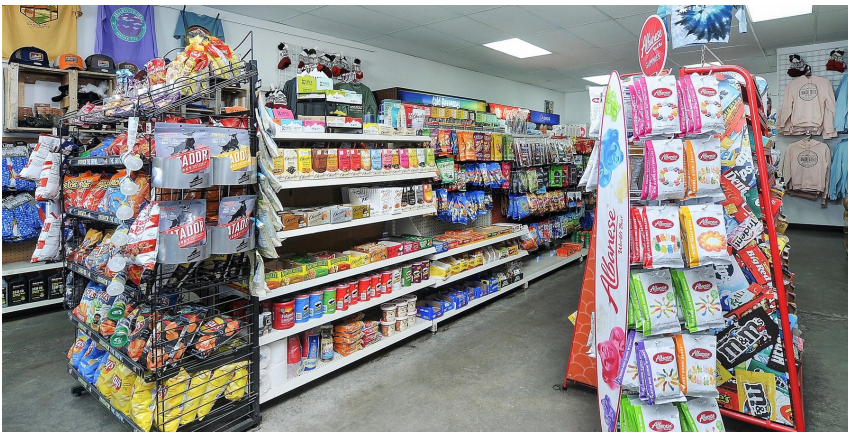




RV PARKING

- 9 - 50 AMP spots
- 11 - 30 AMP Spots
- Full Service Hook Ups - All sites have electric / water / & sewer
- Tent Camping by the Creek
- Propane Refill Available
 - Guest Laundry
- Guest Showers & Restrooms
 - Level Parking
- 16 Pull-Through & 4 Back-In
 - Picnic Tables





GENERAL STORE

- Snacks
- Beer
- Gift Shop
- Local Vendors
- Passport POS System
- Fountain Soda Dispenser
- Cappucino / Coffee
- Ice Machine
- Guest Laundry & Showers





RESTAURANT

- Fully Stocked Bar
- Local Brewery Beers
- Crowd Pleasing Menu
- Offers Breakfast
- Recently Remodeled
- Commercial Kitchen
- Summer Beer Garden
- Ice Cream & Gelato
 - Televisions
- Custom Made Tables



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CABINS

- Three Sleeper Cabins - 1 Room, Dry, No Kitchen
- Two Resort Cabins - 1 bedroom, 1 bathroom, sleeping loft, living area, and kitchenette
- Bunkhouse - Studio Unit above garage. 1 bath & kitchenette
- Lodge Cabin - 2 bed, 1 bath, modern kitchen, big living area.
- Cottage Cabin - 1 room, 1 bath, loft
- Guest Laundry & Showers





Photo courtesy of Tomichi Creek Trading Post



Photo courtesy of Tomichi Creek Trading Post



Photo courtesy of Tomichi Creek Trading Post



Photo courtesy of Tomichi Creek Trading Post

AREA & ATTRACTIONS

- Elevation 8478
- ATV Trails
- Dirt Biking
- Jeeping / Off-Roading
 - Fishing
 - Photography
 - Hunting
 - Hiking
- Fall Leaf Viewing
 - Camping
 - Rafting

Sargents, CO Weather Highlights

Summer High: the July high is around 73 degrees

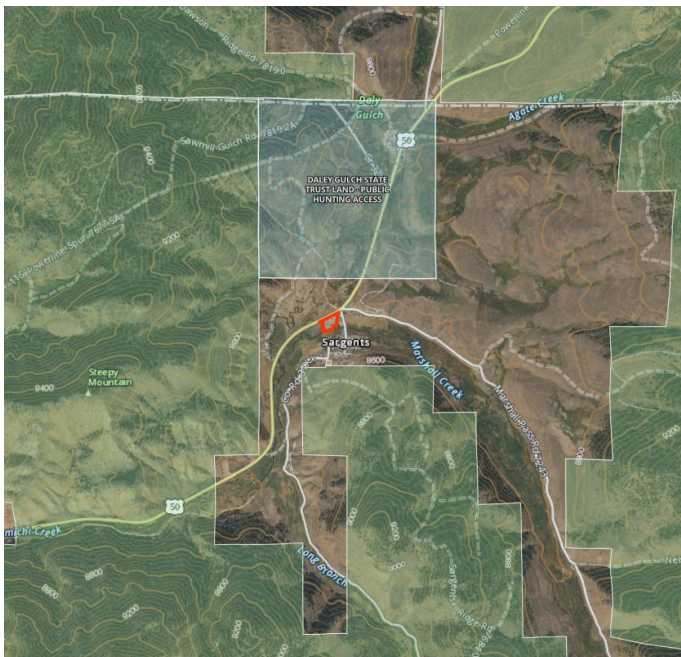
Winter Low: the January low is -5

Rain: averages 16 inches of rain a year

Snow: averages 121 inches of snow a year



Photo courtesy of Tomichi Creek Trading Post



Located on Highway 50 , 32 miles from Gunnison, 33 miles from Salida, and 12 miles from Monarch Ski Mountain. Sitting on two Trans-American over-land routes. Surrounded by millions of acres of public land and epic Colorado recreation.

LISTING AGENT

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



First
COLORADO LAND
Office



AN RMCB NETWORK PARTNER

Post@FirstColorado.com



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GENERAL STORE

Passport POS System

2 Sided 3+1 Fuel Dispensers x 3 2019

Turbo Air Dipping Cabinet 12 Tub 2019

Mobile Hand Sink

Heated Dipper Well

True Double Door Glass Front Cooler

Small Glass Front Cooler

Manitowoc Ice Machine

Double Door Glass Front Cooler

– provided by Coke

Double Door Glass Front Cooler

– provided by Pepsi

Coffee Maker & Cappuccino Machine

– provided by Shamrock Foods

Fountain Soda Dispenser – provided by Coke

Glass Front Display Cases x 3

All Merchandise Shelving

All Merchandise Racks

Condiment Caddy

Rolling Cart

UTILITY ROOM

Buderus Logano Boiler

Grundfos Water Pressure Pumps x 2

1000 Gallon Cistern

Security Camera System – 6 cameras, monitor

All Trash Cans

All Fire Extinguishers

Speed Queen Washer 2020

Speed Queen Washer 2021

Speed Queen Dryer (propane) x2

All Trash Cans

All Fire Extinguishers



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