



**BEAVER MEADOWS
RESORT RANCH**

Red Feather Lakes, CO

A guest ranch in northern Colorado offering a variety of activities and events from weddings and conferences to lodging, restaurant services, trail riding, hiking, fishing, hunting and more. The improvements include a restaurant with full liquor license, eight-unit lodge, six unit condominium, conference / event building, offices and meeting rooms, four rustic / modern cabins, barn and various support buildings. The property lies in an accessible mountain area with the North Fork of the Cache La Poudre River. Two creeks flowing through the property for over two miles. The property is located on 434 acres with permitting and water rights to further develop the property. The property can be purchased in several different configurations

The location of Beaver Meadows is approximately 54 miles (1-1/4 hours) northwest of Fort Collins, 110 miles from Denver, 2-1/2 hours from Denver International Airport, and 60 miles (1-1/4 hours) from Cheyenne, Wyoming.



Offered for \$6,200,000

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