



BIGHORN CANYON FISH CAMP

Fremont County, Colorado | 70± Acres

38.36617, -105.70802

BIGHORN CANYON FISH CAMP

PROPERTY SUMMARY

A 70± acre Arkansas River retreat held by the same family for more than 50 years and offered for the first time. The property features one half mile of both banks of the Arkansas River, a Gold Medal trout fishery, and is surrounded on all sides by BLM and State of Colorado land, protecting it from neighboring development while opening access to hundreds of thousands of acres of public hunting and recreation. Improvements are serviceable for an owner today, with ample room to build the perfect fishing retreat.

TOTAL ACRES

70± deeded

PRICE

\$3,250,000

COUNTY

Fremont County, Colorado

PROPERTY TYPE

**Ranch / Hunting / Fishing
/ Horses / Conservation**

JUST THE FACTS

- First time offered for sale in 50+ years
- 70± acres along the Arkansas River
- 0.5+ miles of private river, both banks and bottom
- Gold Medal trout fishery, 1,500 to 4,000 fish per mile
- Surrounded on all sides by federal (BLM) and State Trust Land
- Access to hundreds of thousands of acres of public land
- Serviceable 3 bed, 2 bath home on grid power
- Steel-framed shop, covered equipment storage, and loafing shed
- Grid power to a riverside camping area.
- Year-round access from US Highway 50
- 2025 annual real estate taxes: \$543.36
- Salida 25 minutes; Buena Vista 35 minutes; Cañon City 40 minutes

INTRODUCTION

Bighorn Canyon Fish Camp is a 70± acre retreat along the Arkansas River in the famed Bighorn Sheep Canyon. The river and its pursuits are the crown jewel of the property, which has been held by the same family for over 50 years and is now offered for sale for the first time. Surrounded on all sides by BLM and State of Colorado land, the ranch is protected from neighboring development while unlocking access to hundreds of thousands of acres of public ground.

LOCATION

The property sits near the town of Cotopaxi in Fremont County, Colorado, along US Highway 50 between Salida and Cañon City. Salida is roughly 25 minutes away, Buena Vista 35 minutes, and Cañon City 40 minutes; Colorado Springs is about 1.5 hours and Denver about 2.5 hours. These towns provide medical care, groceries, dining, and full conveniences for extended stays.

CLIMATE

The Arkansas River Valley, often called Colorado's "Banana Belt," enjoys a temperate, high-desert climate with mild winters, abundant sunshine, and far less snow than the surrounding high country. The property is accessible and enjoyable year-round, with dependable access from US Highway 50 in every season.



LAND OVERVIEW

WILDLIFE

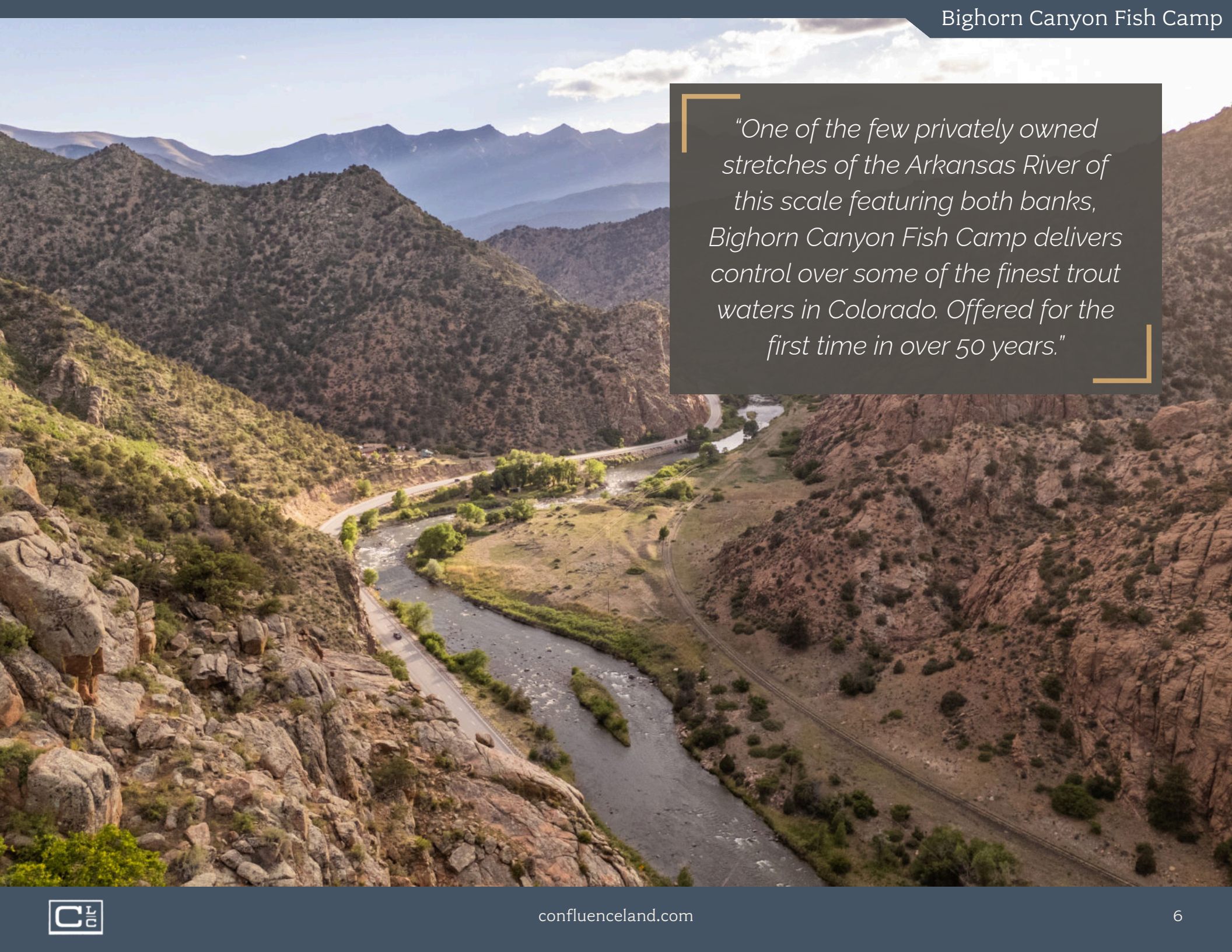
The property lies within Bighorn Sheep Canyon, named for the Rocky Mountain bighorn sheep frequently seen on and around the ranch. Elk, mule deer, and turkey also move through the canyon, and the river supports healthy wild populations of rainbow and brown trout.

WATER FEATURES

The defining feature is more than one half mile of the Arkansas River, including both banks and the river bottom. The Arkansas is a Gold Medal designated fishery, a status reserved for Colorado's finest trout water, holding between 1,500 and 4,000 trout per mile.

TERRAIN AND TOPOGRAPHY

The ranch spans the river corridor and the rising canyon country of Bighorn Sheep Canyon. A southern homesite holds the residential improvements, while the northern balance offers open ground for a new build or continued recreation. A mature cottonwood gallery lines the inside of one of the river's bends, a natural setting for a riverside camp.



"One of the few privately owned stretches of the Arkansas River of this scale featuring both banks, Bighorn Canyon Fish Camp delivers control over some of the finest trout waters in Colorado. Offered for the first time in over 50 years."

HISTORY

RANCH HISTORY

Bighorn Canyon Fish Camp has been held by the same family for more than 50 years and has never before been offered for sale. The current configuration, with the river running through the heart of the property, was secured through a land exchange with the Bureau of Land Management.

REGIONAL HISTORY

The surrounding country is steeped in Colorado's mining-era history. In the 1880s the Denver and Rio Grande Railroad pushed its line through the gorge to move silver, lead, and ore down from the mines of Leadville, and that canyon, long known as the Grand Cañon of the Arkansas, was officially renamed Bighorn Sheep Canyon in 1990. Nearby Cotopaxi began as a railroad whistle-stop and mining camp, taking its name from an early prospector who saw a resemblance between a local peak and the Ecuadorian volcano. In 1882 the town became the site of an agricultural colony of Russian immigrants fleeing persecution, one of the earliest such settlements in the American West, though harsh weather and rocky ground ended the experiment within a few years. Today the valley is best known for the world-class whitewater rafting and trout fishing that draw visitors to this stretch of the Arkansas River.



IMPROVEMENTS

RESIDENCES

A serviceable 3 bedroom, 2-bathroom home on grid power sits on the southern portion of the property. It offers immediate functionality for an owner today, with ample room to renovate or build a new fishing retreat.

OPERATIONAL IMPROVEMENTS

A steel-framed shop and covered equipment storage support the homesite, and a loafing shed on the northern balance provides livestock shelter or additional storage.

FENCES & INFRASTRUCTURE

A drilled, operational water well supplies the property. Grid power has been run to both the homesite and a riverside camping area near the water, ideal for hosting guests or supporting a small operation.



RECREATION

FISHING

More than one half mile of private frontage on both banks places wade-fishing pressure entirely within the owner's control. Wild rainbow and brown trout thrive in this Gold Medal stretch, which fishes well on dry flies, nymphs, and streamers across the seasons. Rafts, drift boats, and kayaks can be launched from the property, with public boat ramps nearby for additional access.

HUNTING

The southern homesite falls within Colorado's over-the-counter elk unit GMU 86, while the northern portion lies in the draw-only Unit 58, providing opportunities for elk, mule deer, turkey, and Rocky Mountain bighorn sheep. The ranch borders extensive BLM and State Trust lands, accessing hundreds of thousands of acres of public ground. Tag-holders have historically harvested mature bighorn rams on and around the property.

RECREATION

HORSES

A fenced, flat paddock runs along the river, offering ready turnout for horses with room to be enhanced. This part of the property features a loafing shed for shelter or hay storage.

OTHER

The surrounding public lands offer essentially limitless hiking, mountain biking, and rock climbing. The region's renowned whitewater, including Browns Canyon National Monument and the Royal Gorge, delivers world-class rafting and kayaking within a short drive.

ADDITIONAL NOTES

CONSERVATION VALUE

Although the property is not encumbered by a conservation easement, Bighorn Canyon Fish Camp is an excellent candidate for one. With both banks shielding a prime trout corridor and the canyon above holding bighorn sheep, elk, and deer, a new owner could explore opportunities for conserving this land. Hemmed in on every side by BLM and state ground, an easement could also bring tax benefits worth talking over with your advisors.

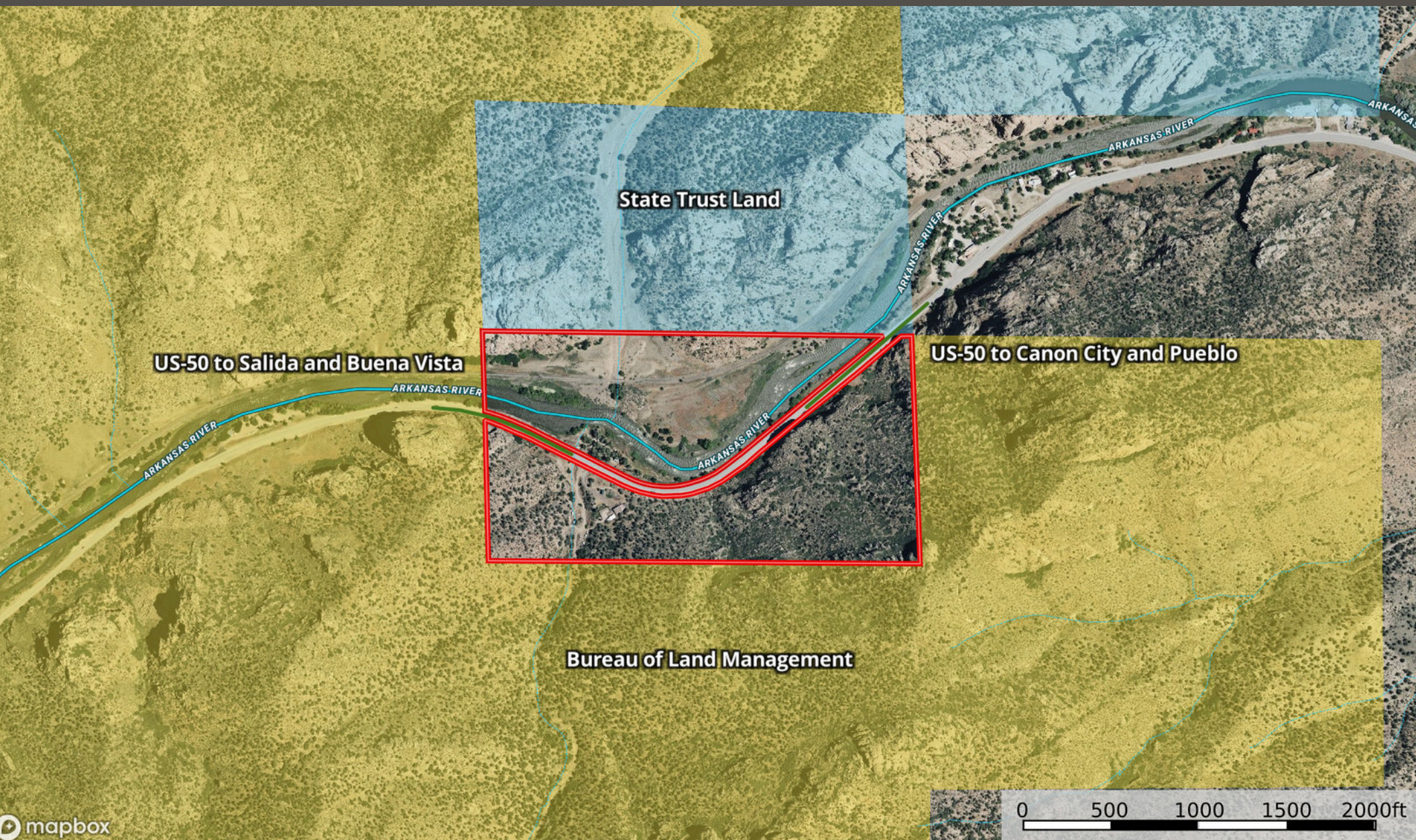
INVESTMENT VALUE

Offered for the first time in over 50 years, a privately held stretch of the Arkansas River of this scale, controlling both banks, is exceptionally rare. The combination of scarcity, year-round access, and a Gold Medal fishery distinguishes Bighorn Canyon Fish Camp as both a recreational and a long-term land holding.

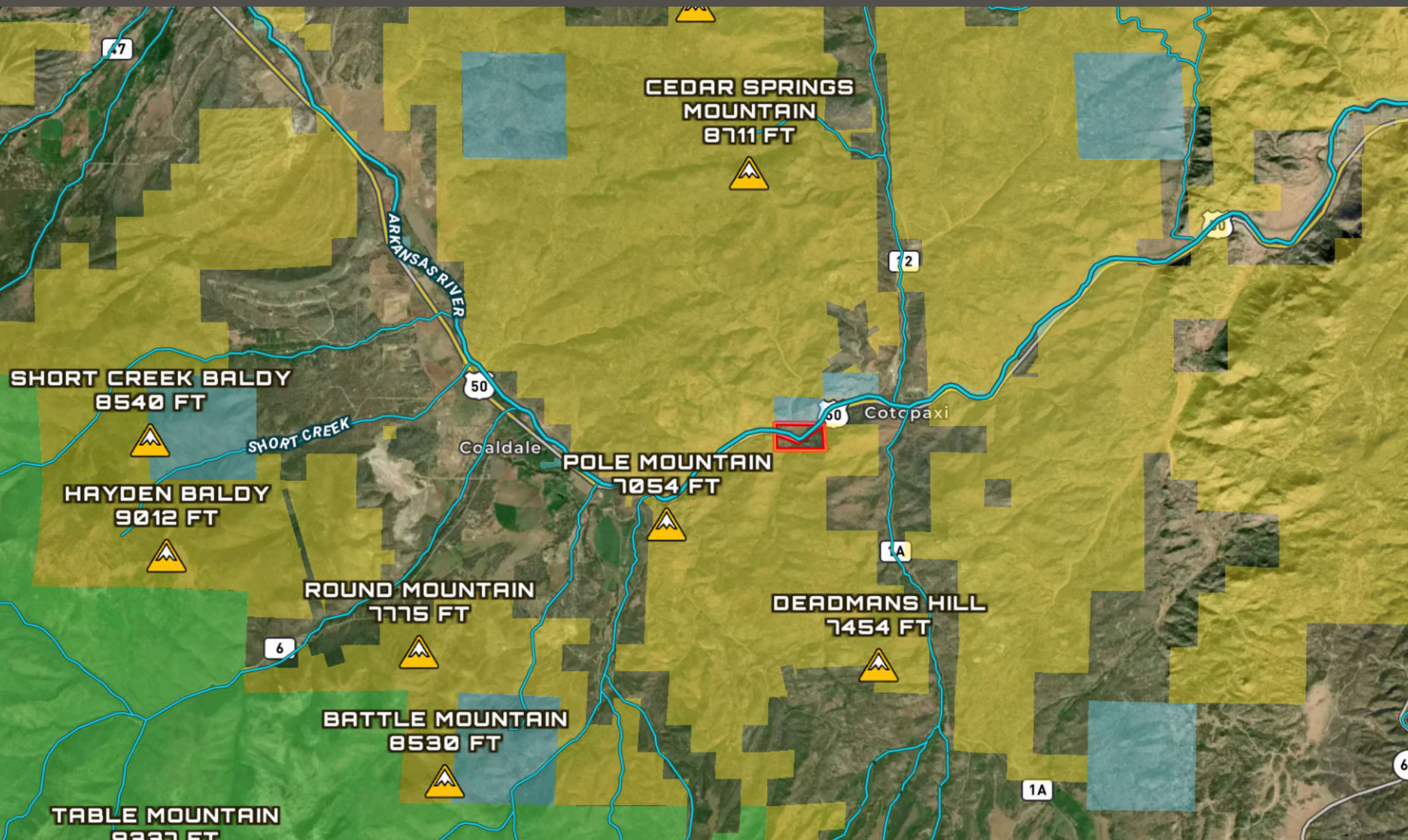
TAXES

2025 annual real estate taxes: \$543.36.

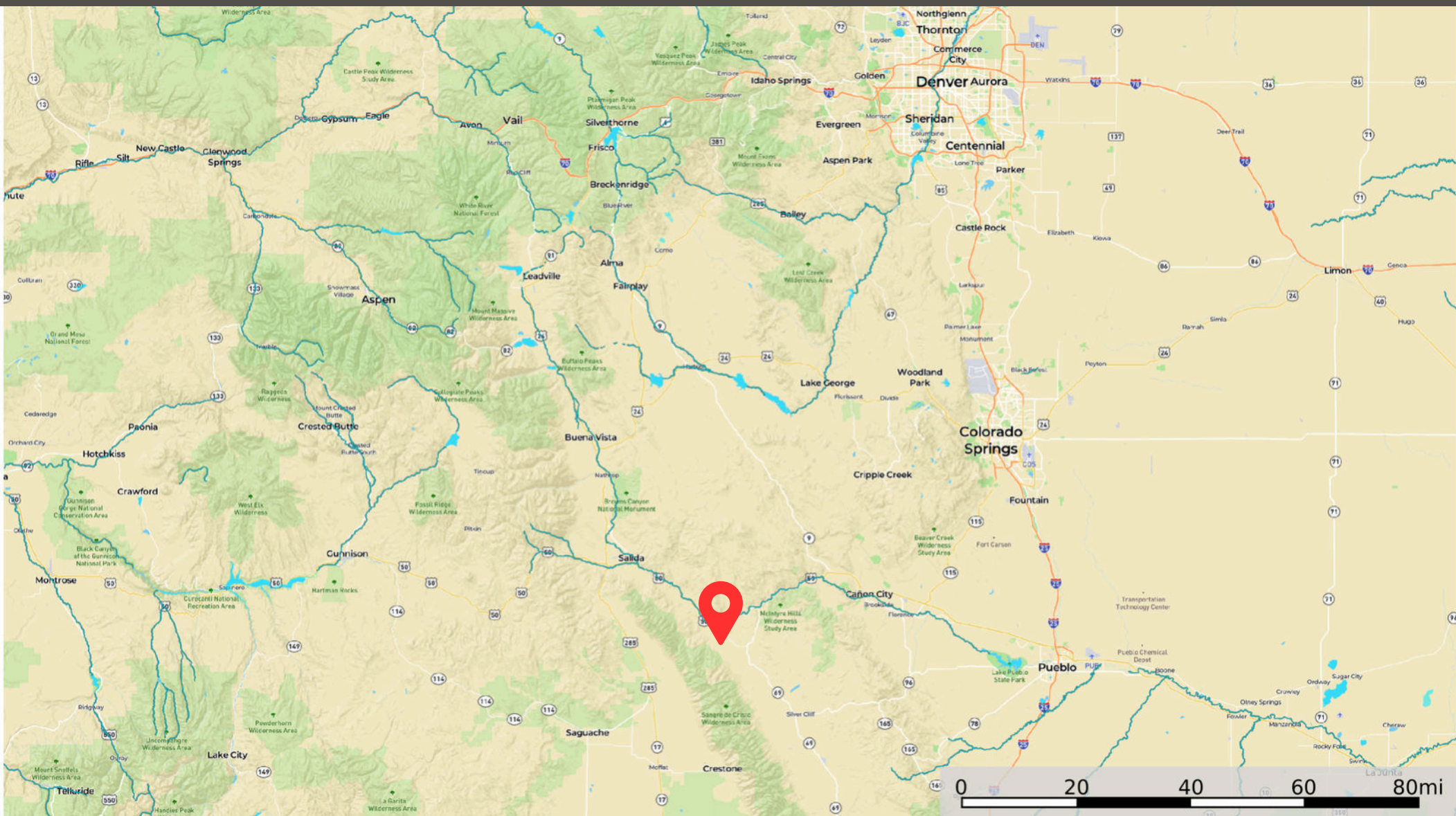
PROPERTY MAP



AREA MAP



REGIONAL MAP



BROKER COMMENT

"Bighorn Canyon Fish Camp offers completely private, both-bank ownership of the Arkansas River, widely regarded as one of the West's premier trout fisheries. Whether fished from the bank or the boat, the angling opportunity available here is nearly endless."

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Fremont County, Colorado

70± acres
\$3,250,000



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