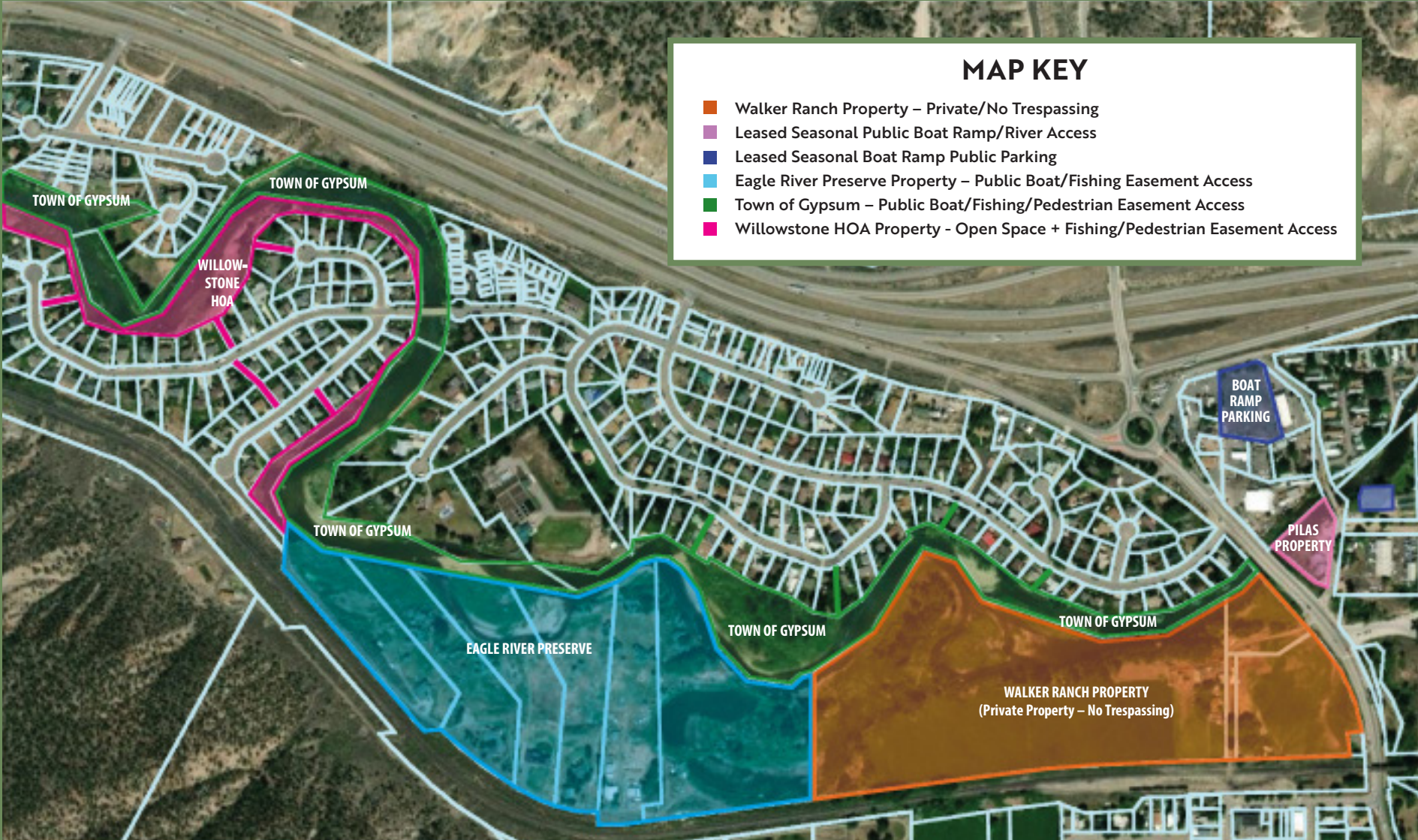




# Eagle River Land Ownership & Access Details

Between Hwy 6 and the Western Town Boundary





# Eagle River Land Ownership & Access Details

Between Hwy 6 and the Western Town Boundary

1. As of July 2023, the latest information from Colorado Parks and Wildlife (CPW) shows that the river habitat and fish population of the Eagle River between Hwy 6 and the western boundary of the town are healthy at this time. There is no immediate need for strict management actions based on the available data.
2. Fishing is allowed on all property owned by the Town of Gypsum (**GREEN**). This includes fishing from the bank, wade fishing, floating through, back rowing, anchoring, etc.
3. Wade fishing or anchoring on private land is prohibited. Any contact with the land is considered trespassing.
4. The Walker Ranch (**ORANGE**) is private property and may only be accessed with landowner permission.
5. The Eagle River Preserve property (**BLUE**) includes a "Fisherman and Pedestrian Easement" that specifically runs from the "river bottom and 30' southerly of the top of bank or high-water line, subject to reliction and accretion." This means that bank fishing, wade fishing, floating through, back rowing and anchoring are all allowed within the easement's boundaries, following the guidelines of the easement and considering any natural changes in the waterline.
6. The "Cowboy's Kitchen" property and boat ramp (**LIGHT PINK**) is privately owned by Pilas-Rodriguez, LLC. However, the Town of Gypsum holds a non-exclusive lease agreement with the property owner that allows the Town to use the premises for public, non-commercial access to the Eagle River to launch and land boats, including vehicle, trailer and boat parking associated with non-commercial Eagle River use and Access. No commercial uses of any kind are allowed under this lease.
7. The "Cowboy's Kitchen" property owner, Pilas-Rodriguez, LLC operates a limited use program that grants limited access to commercial fishing outfitters and guide companies at the private boat ramp. Guiding and commercial access at this location is available by permit only. For permit info contact: eagleriverfront@gmail.com.
8. The Town of Gypsum has a License Agreement with the Reynolds Trailer Park that permits a limited amount of public parking (**PURPLE**), including parking of vehicles and boats, from **April 1 to September 30** of each year on the land located just southeast of "Broken Bridge" on the Eagle River.
9. The Town of Gypsum has also leased property at 480 Trail Gulch Road to provide overflow parking (**PURPLE**) for public users of the boat ramp. The site is available from **May 1 through August 31** for public parking, including parking of vehicles and boats, and public access to the Eagle River. No Commercial Motor Vehicle (CMV) or Overnight parking is allowed.
10. Commercial fishing is not permitted on Town of Gypsum properties during voluntary angling closures as implemented by CPW. All clients must carry appropriate licenses as required by CPW.

**Town of Gypsum**

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