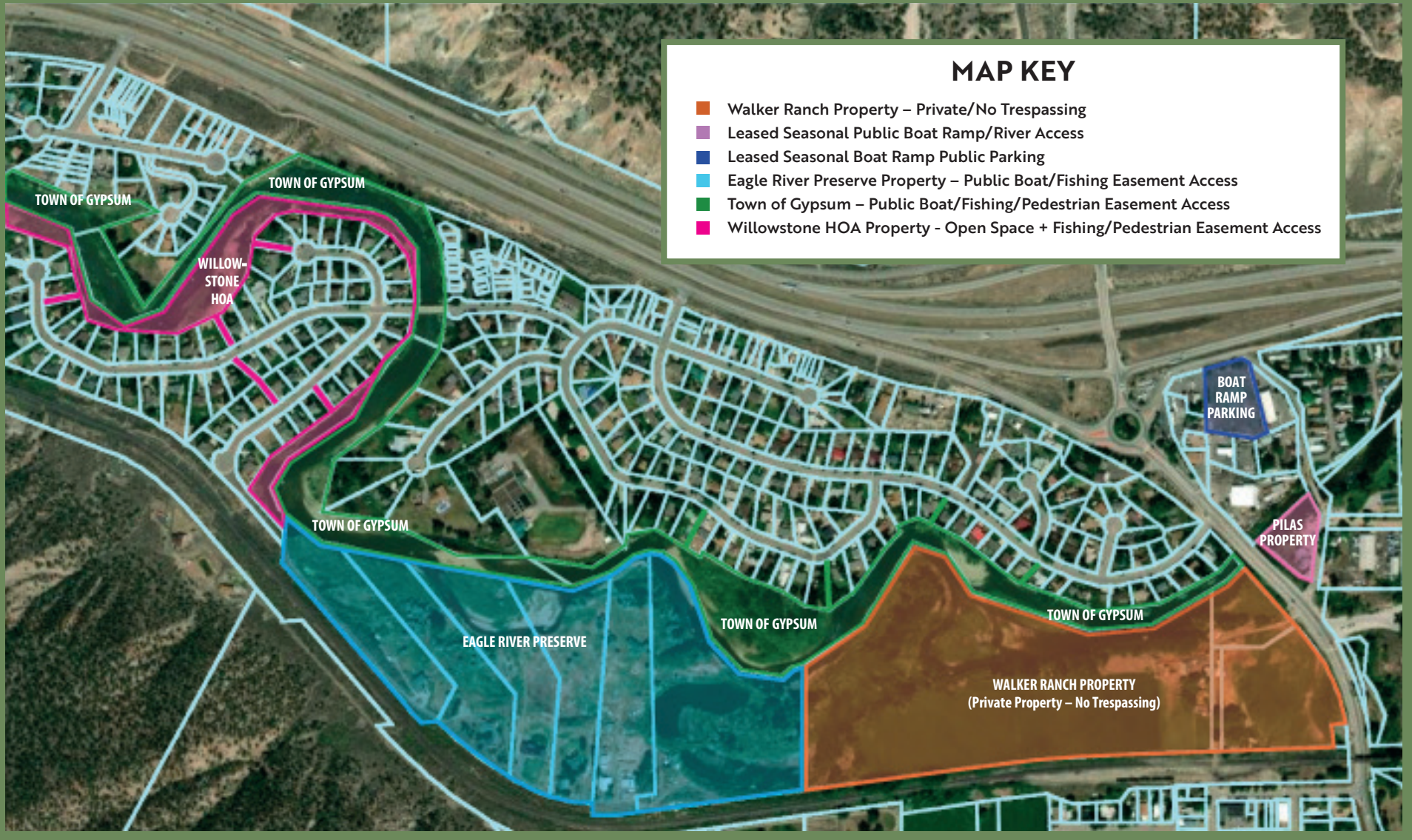




Eagle River Land Ownership & Access Details

Between Hwy 6 and the Western Town Boundary





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Between Hwy 6 and the Western Town Boundary

1. As of April 2026, the latest information from Colorado Parks and Wildlife (CPW) shows the river habitat and fish population of the Eagle River between Highway 6 and the western boundary of the town are healthy at this time. Though, upcoming summer conditions may warrant fishing closures if temperatures exceed 70 degrees.
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 NOT yet been granted a lease opportunity at 480 Trail Gulch Road to provide overflow parking (**PURPLE**) for public users of the boat ramp. The private property owner may make other plans for use of this lot. **At this time, no parking is available at this address.**
9. 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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