

Cabins for Sale at Government Mineral Springs

Updated October 31, 2025

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Currently, the following cabins are wholly or partially for sale at Trapper Creek. Please note that any running water at GMSCA is not potable. See FAQs on next page.

	SOLD -- Cabin 50, Quarter Share Contact: Kristen, 503-928-2423 See flyer for details.

Frequently asked questions:

- **Are these on Forest Service land?** Yes. The land belongs to the Forest Service. The cabins belong to the owners.

- **How long is the permit?** Forest Service permits are for 20 years. The entire cabin tract has its permit renewed on the same year; the next permit renewal is in 2028. Cabins are almost always renewed, but there are exceptions.
- **How much are permit payments?** They vary by cabin, but around \$2,000/year is average. Other expenses include county property taxes, state tax, cabin association dues, property insurance, supplies and maintenance.
- **What activities are available in the area?** Hiking, mountain biking, road biking, skiing, snowmobiling, hunting, and fishing are all found very close by.
- **What does “off the grid” mean here?** The Forest Service does not allow permanent electrical connections to the cabins at Government Mineral Springs. You may bring in a generator for a temporary project. Most cabins run on propane or a combination of propane with a wood stove. There is currently no cell coverage in the GMS area. There is cell service within a short (10-25 minute) drive, depending on your carrier. The cabin association maintains a non-potable water system for fire suppression, with a hydrant to each cabin.
- **What can I do to my property?** You own the structure and the right to the permit. You can do almost anything to the inside of the cabin. The Forest Service must approve any exterior change and imposes limits on what you can do outside of the cabin. The goal is for the cabins to remain historic and blend in with the forest. It is not a housing development.
- **Can I rent out the cabin?** You can let guests that you know use the cabin at cost. The Forest Service prohibits renting cabins for profit. For the safety of the tract, you must provide any guests with training on opening and closing the cabin, fire safety, and cabin association rules.
- **Is a cabin a good investment?** Forest Service cabins do not appreciate like land typically does. Historically, cabin owners have rarely sold their cabin at a loss, but it is best to think of cabin ownership as a recreational expense.
- **Where can I find more information?** See the Government Mineral Springs Cabin Association website at <https://sites.google.com/site/governmentmineralsprings/>.