

LAKEVIEW HIDEAWAY

— 40± ACRES | LAKE GEORGE, COLORADO —

St. James
SPORTING PROPERTIES

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**ELK, MULE DEER, BEAR, ANTELOPE, AND EVEN ROCKY MOUNTAIN BIGHORN SHEEP
FREQUENT THE PROPERTY MAKING FOR EXCITING HUNTING OPPORTUNITIES.**





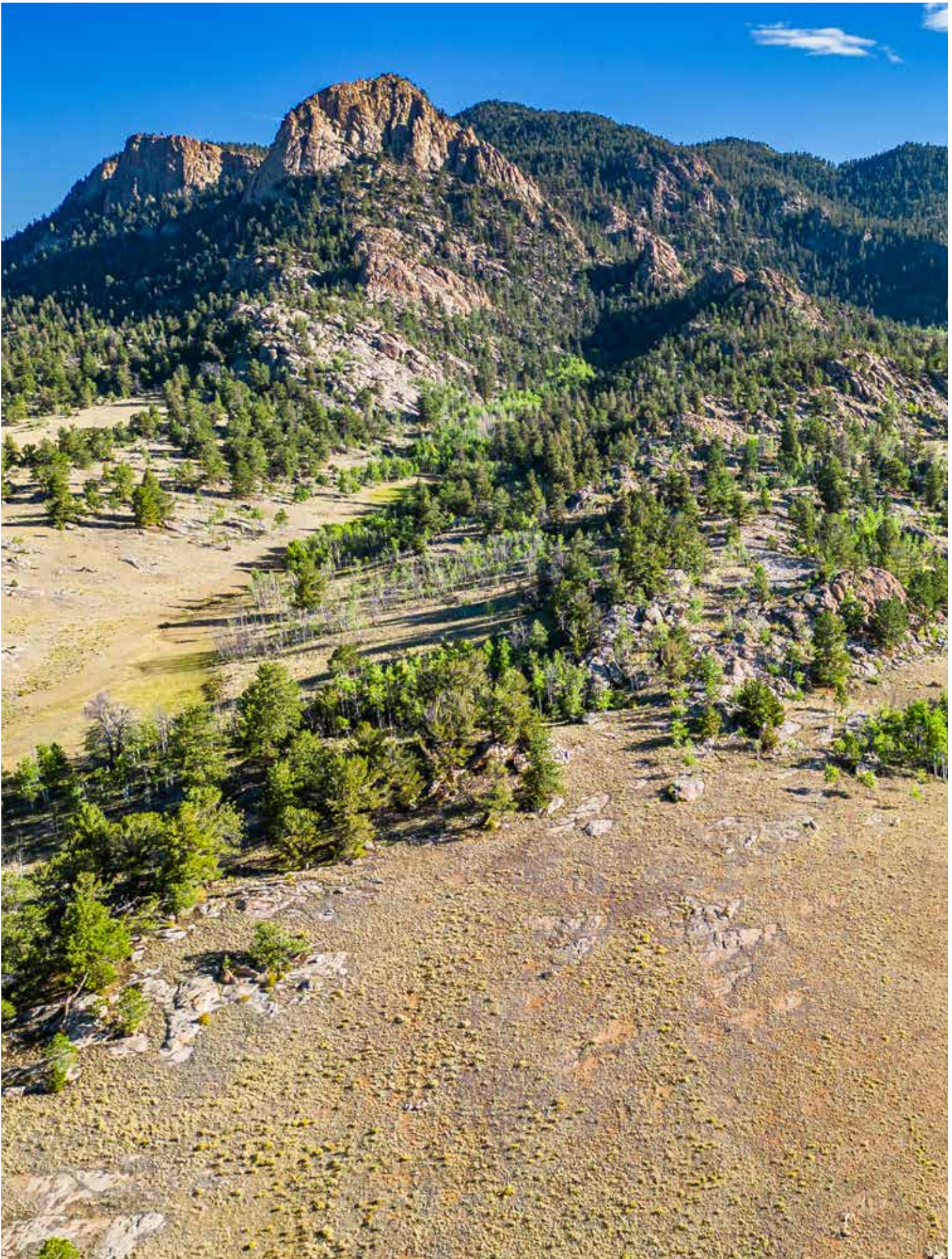
PROPERTY HIGHLIGHTS

- 40± deeded acres
- Rolling hills and mountain terrain
- Views of 11 Mile Reservoir
- Private and secluded property
- Well and power on property
- Elk, Mule Deer, Antelope, Big Horn Sheep
- OTC Elk tags and easy-to-draw Mule Deer tags
- Natural water and food sources for wildlife
- Small game hunting
- Colorado Springs (60 minutes) International Airport



11 MILE RESERVOIR







LAKEVIEW HIDEAWAY

40± ACRES | LAKE GEORGE, COLORADO

Escape to your exclusive mountain retreat, Lakeview Hideaway, a secluded 40-acre haven just moments from the shores of 11 Mile Reservoir. Nestled amidst a sprawling expanse of the Pike National Forest, this private ranch offers unrivaled access and seclusion into the great outdoors. Gaze upon lake vistas from your rustic cottage's front deck and explore the trophy Trout and Northern Pike waters of 11 Mile and Spinney Reservoirs, or cast your fly at the Dream Stream—each a mere five-minute drive from your gate. With frequent visits from Elk, Mule Deer, Bear, Antelope, and even Rocky Mountain Bighorn Sheep on the property, fall evenings and early mornings will provide you with plenty of opportunities to fill your tag on your very own property or in the adjacent National Forest. Situated within Hunting Unit 581, you can secure an Over-The-Counter (OTC) Elk license for either Archery, 2nd or 3rd rifle seasons, along with extremely low preference points (0-2 points) required to draw a Mule Deer, Bear, and Antelope license. In addition to its exclusive and private National Forest access, expand your opportunities on over 6,000 acres of publicly accessible hunting lands in the neighboring State Trust Lands and State Wildlife areas, all within 8 miles of the ranch.

HIGHLIGHTS

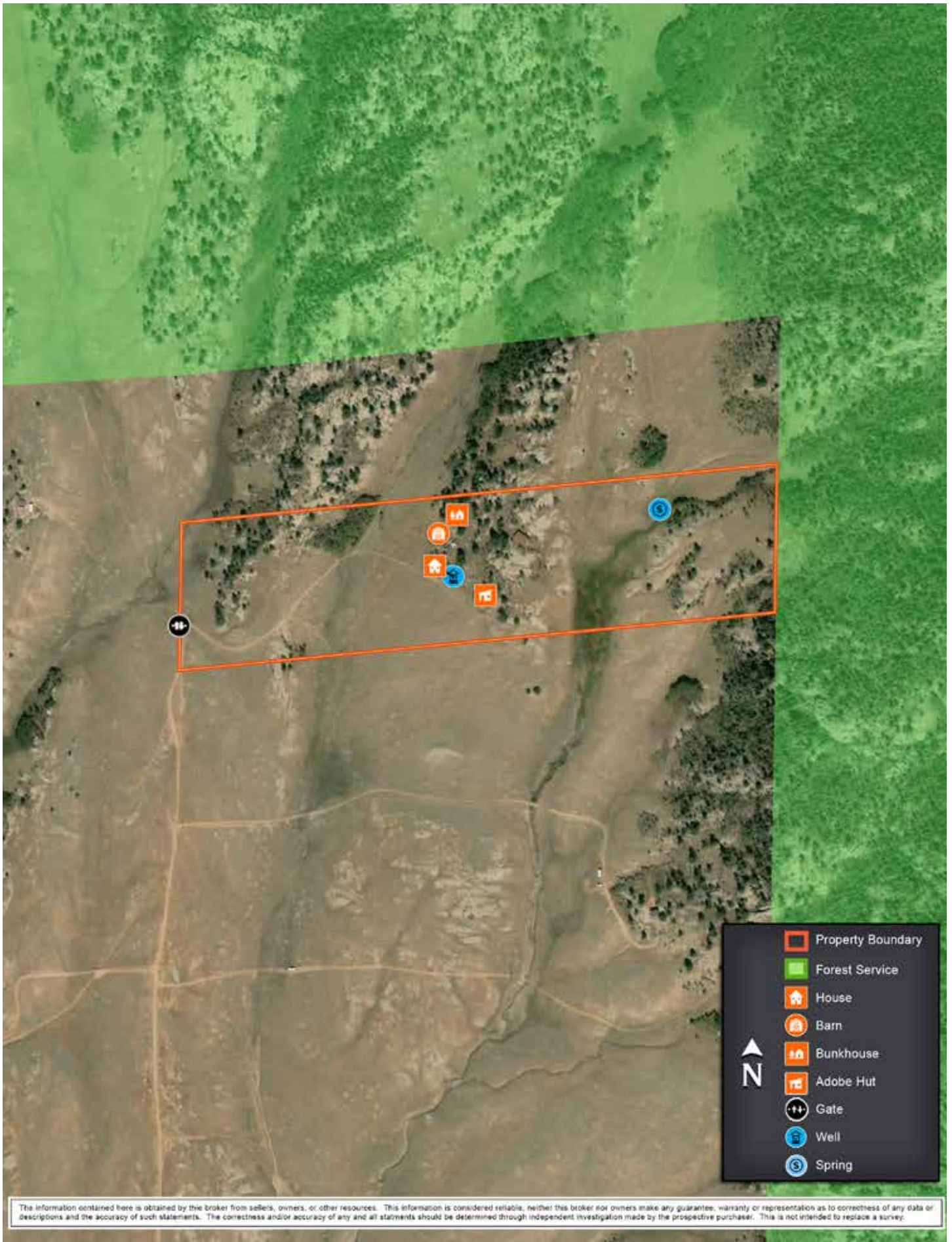
- 40± deeded Acres
- Borders thousands of acres of National Forest
- Lake Views of 11 Mile Reservoir
- Minutes from publicly accessible hunting lands
- Rolling hills adjacent to steep mountain terrain
- Elk, Mule Deer, Antelope, Big Horn Sheep, Mountain Lion
- OTC Elk tags / Low preference point Mule Deer tags
- Close to the “Dream Stream” (world class trout fishing)
- Coyote, Quail, Rabbit, Bobcat, Squirrel
- Colorado Springs (60 miles): Big City Amenities/Airport

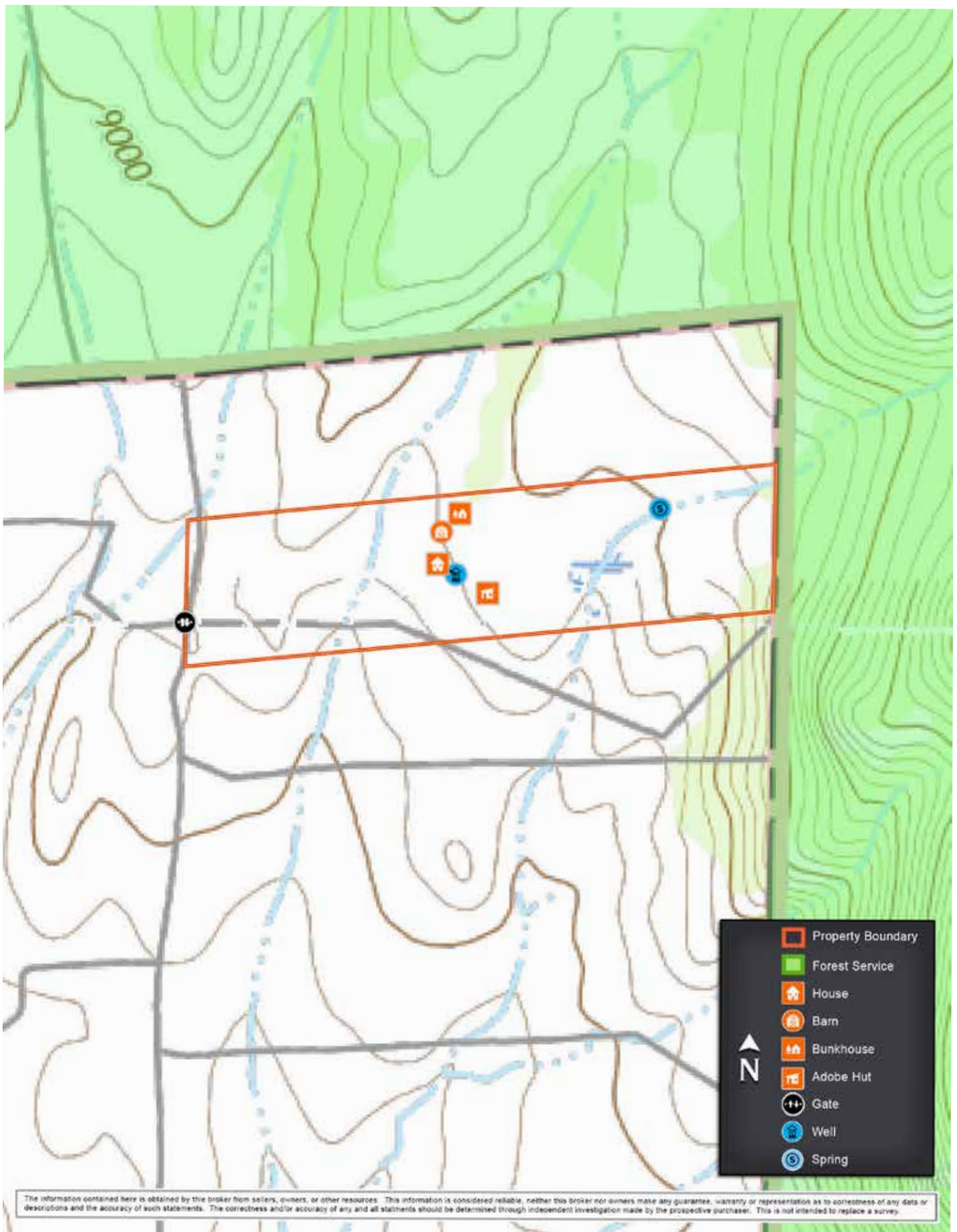




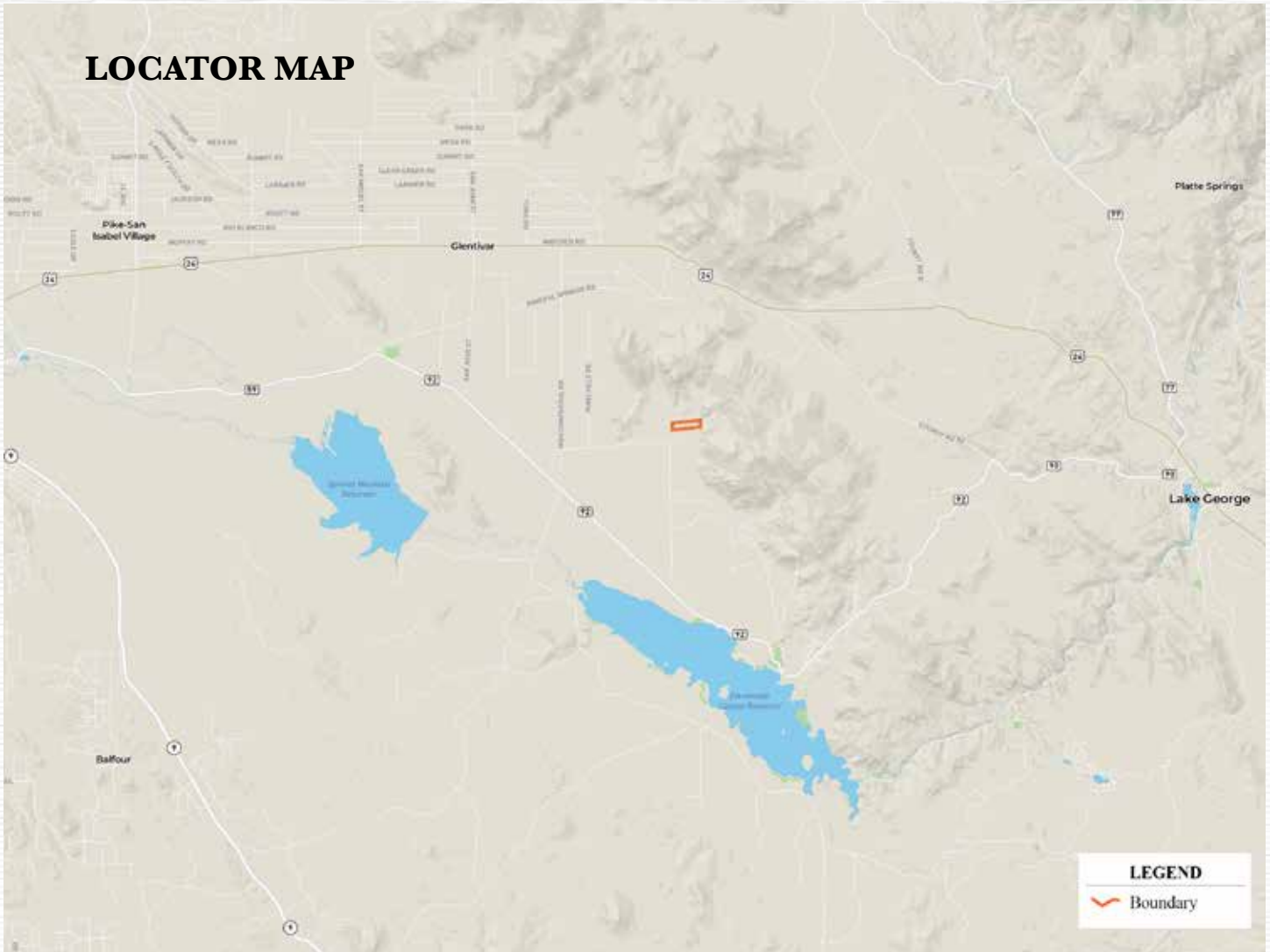








LOCATOR MAP



St. James

SPORTING PROPERTIES

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Colorado, Idaho, Kansas, Montana, Nebraska, New Mexico, Utah & Wyoming

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