

**TBD Trail Creek Rd
Lake George, CO 80827**

\$1,490,000
298.537± Acres
Teller County



TBD Trail Creek Rd
Lake George, CO / Teller County

SUMMARY

City, State Zip

Lake George, CO 80827

County

Teller County

Type

Hunting Land, Recreational Land

Latitude / Longitude

38.99335 / -105.327062

Taxes (Annually)

757

Acreage

298.537

Price

\$1,490,000

Property Website

<https://www.mossyoakproperties.com/property/tbd-trail-creek-rd-teller-colorado/29631/>



PROPERTY DESCRIPTION

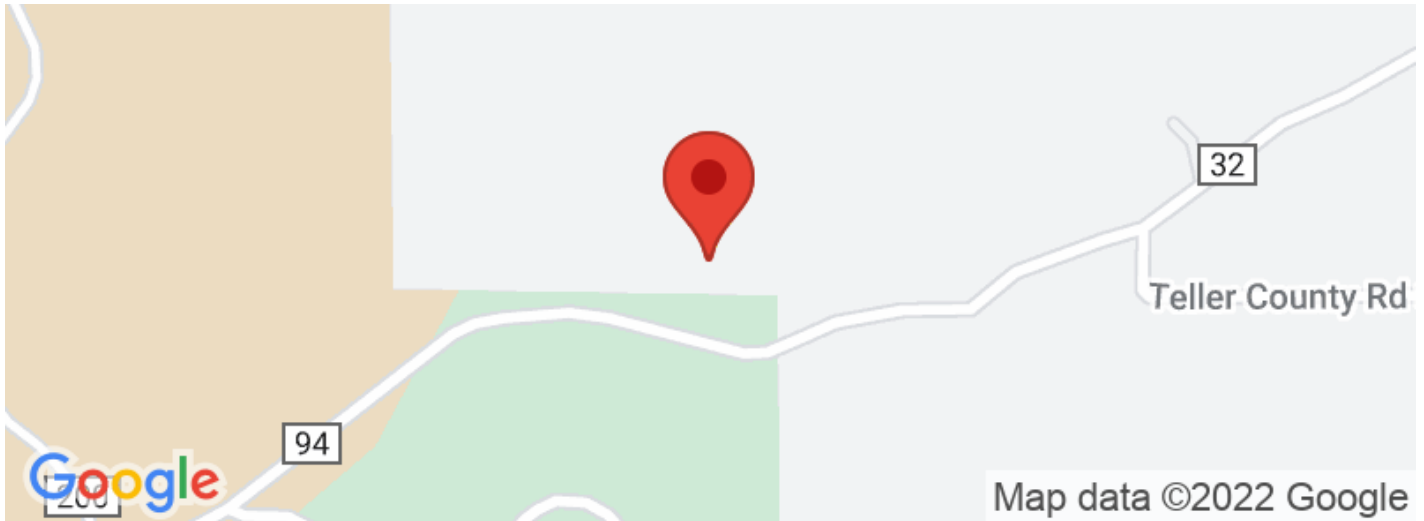
One-of-a-kind hunting mecca only one hour west of Colorado Springs! Just shy of 300 acres and with excellent access off a county-maintained road; large tract hunting properties like this are getting harder and harder to come by. With its high rocky outcroppings, thick forest, open meadows, and an underground spring/natural drainage-fed small pond on the northern boundary, this property contains everything you could want in a hunting/recreation property. It is bordered by large properties to its east and west and thousands of acres of Pike National Forest to the north. The seemingly remote location and water source are like a magnet for local wildlife to include elk, mule deer, turkeys, bears, bobcats, and other small game. A portion of this parcel was burned in the Hayman Fire (2002), but the area was reseeded in native grasses and has made a great comeback. The open aspect of this area now really opens up fields of view and makes this portion much more huntable. The layout and size of this property would allow for either a hunting cabin or a full-time residence while still retaining enough undeveloped habitat for your recreational pursuits. Gold medal fly fishing in the Dream Stream, limited stakes gambling in Cripple Creek, and fuel/groceries/dining in Florissant/Divide/Woodland Park all within minutes of this property. Close enough to be convenient, but remote enough to get away from the grind...this is the one!



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Locator Maps



TBD Trail Creek Rd
Lake George, CO / Teller County

Aerial Maps



TBD Trail Creek Rd
Lake George, CO / Teller County

LISTING REPRESENTATIVE

For more information contact:



IMAGE NOT AVAILABLE

Representative

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City / State / Zip

Divide, CO 80814

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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