

BADGER MOUNTAIN RANCH

LAKE GEORGE, COLORADO | \$3,250,000 | 404± ACRES

St. James
SPORTING PROPERTIES

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GMU #50



PicTucked into the frontage mountains of central Colorado with National Forest bordering nearly every edge, this 404± acre off-grid ranch delivers the kind of privacy, wildlife, and backcountry access that most hunters and outdoorsmen spend a lifetime searching for.

The hunting and wildlife experience here is exceptional by any measure. Resident elk and mule deer herds are supplemented by migrating animals pushing through each fall, concentrating big-game activity across timbered ridgelines, aspen groves, open meadows, and drainage corridors at exactly the right time of year. Moose, black bear, turkey, and the occasional pronghorn round out a wildlife portfolio that few properties in the region can match. Located within GMU 50 — a limited-entry unit with — hunting pressure stays low and quality stays high. Strong draw odds combined with Landowner Preference license eligibility give the owner a reliable path to tags on their own ground year after year.

Water sets this ranch apart — and so does the scenery. Framed by sweeping views of Pikes Peak and the Front Range, creek, natural spring system, and multiple ponds deliver year-round wildlife attraction and reliable on-site water. In good moisture years the ponds run deep enough for a canoe, paddleboard, and stock fishing. When the rifles are put away, hundreds of miles of National Forest ATV and 4x4 trails are out the front door, and some of Colorado's finest fishing — Tarryall, 11 Mile, Spinney, and the Dream Stream — is just minutes away.

PROPERTY HIGHLIGHTS

Game Management Unit: GMU 50-Limited Entry
Big Game: Elk, Mule Deer, Moose, Black Bear, Turkey, Pronghorn
Landowner Tags: Eligible for multiple LPP
Trophy Potential: Elk & Mule Deer
Deeded Acreage: 404.3± Contiguous Acres
Elevation: 8,400 – 9,200± ft
Habitat: Timbered Ridgelines, Aspen Groves, Open Meadows, Creek Drainages
Water Features: Live Creek, Natural Spring System, Multiple Ponds
Grazing Capacity: Current 40 Cow/Calf Pairs
Access: Year-Round — National Forest Road off County Road 31
Utilities: Off-Grid — Generator, Propane, Spring-Fed Pressurized Water System, Septic
Borders: National Forest on Nearly All Sides
Improvements: 4,000± sf Cabin — 3 Bed / 3 Bath / 2-Story with Loft / Built 2016
Encumbrances: None Known

WILDLIFE & HUNTING

Trail cameras across the property tell the story better than words can. Elk, mule deer, moose, black bear, turkey, and pronghorn are all documented visitors — with big-game activity concentrated in the meadows, drainages, and timber edges year-round. The ranch's diverse terrain and abundant water create a natural wildlife funnel that few properties in central Colorado can replicate.

- Resident and migratory elk and mule deer — consistent year-round activity
- Frequent moose, black bear & Turkey documented
- Occasional pronghorn sightings throughout the property
- Natural staging areas, travel corridors, and year-round holding habitat



RECREATION, WATER & LOCATION

Badger Mountain Ranch is as much an adventure ranch as it is a hunting one. With National Forest at every boundary, hundreds of miles of ATV and 4x4 trails are literally accessible from the property line. A creek, natural spring system, and multiple ponds provide year-round water — and in good moisture years, the pond nearest the cabin runs deep enough for a canoe, paddleboard, and stock fishing. For those who chase fish as hard as they chase elk, Tarryall Creek and Reservoir, 11 Mile Reservoir, Spinney Reservoir, and the world-renowned Dream Stream are just minutes away. The ranch is framed by sweeping views of Pikes Peak and the Front Range in every direction, and sits within 2.5 hours of Denver — with world-class skiing at Breckenridge, Keystone, and Arapahoe Basin to the north and Colorado Springs to the southeast. A property combining this level of wildlife, recreation, National Forest access, and full year-round usability this close to a major metro is genuinely rare.

GMU 50 & LICENSE ADVANTAGE

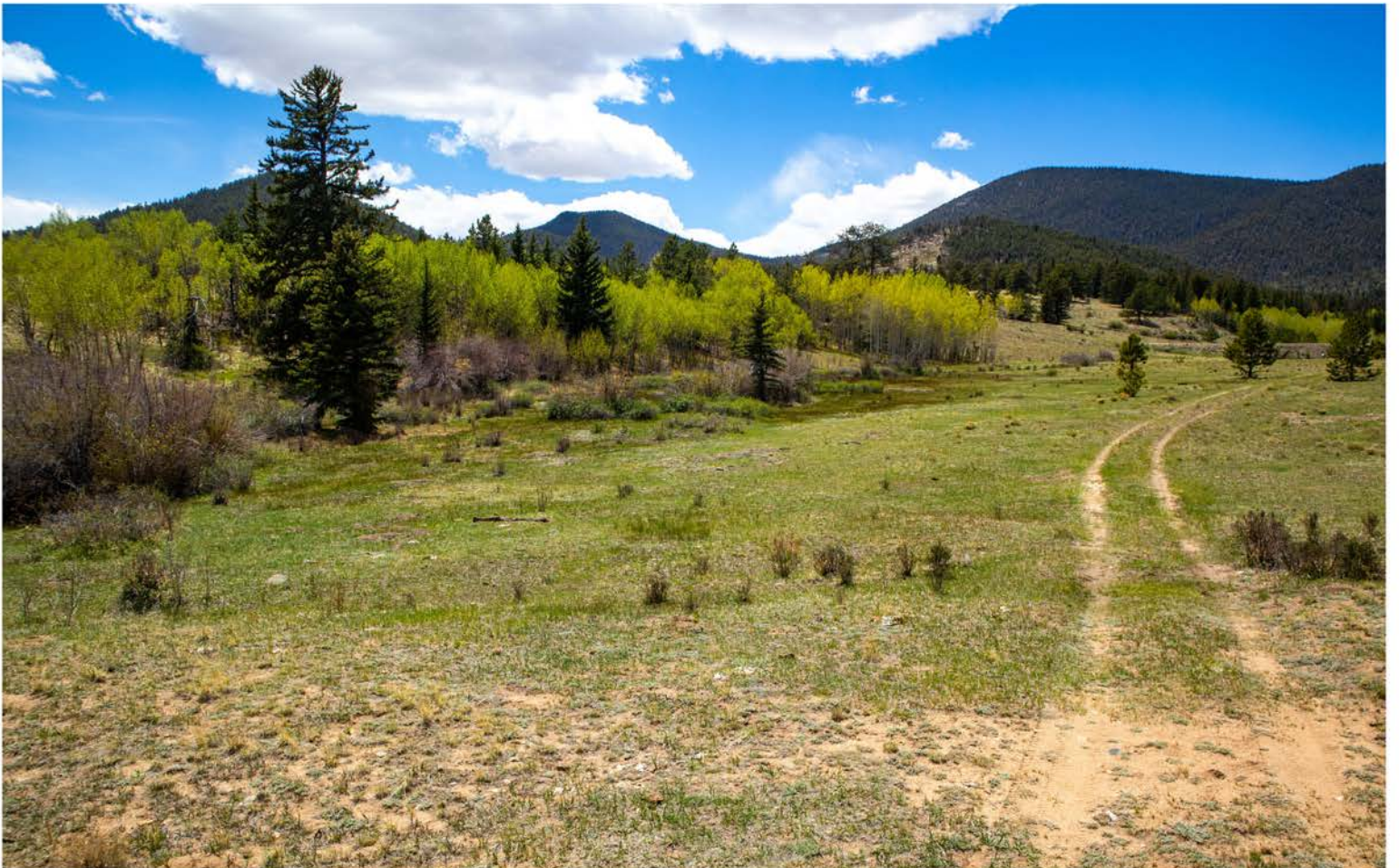
Badger Mountain Ranch falls within Game Management Unit 50. As a limited-entry unit with no over-the-counter elk licenses, hunting pressure remains low and the quality of the hunting experience remains high. Strong annual draw odds mean the owner isn't waiting years for a tag — and at 404± contiguous acres, the property qualifies for Landowner Preference licenses, providing a direct path to limited-entry elk, mule deer and pronghorn tags on their own ground.

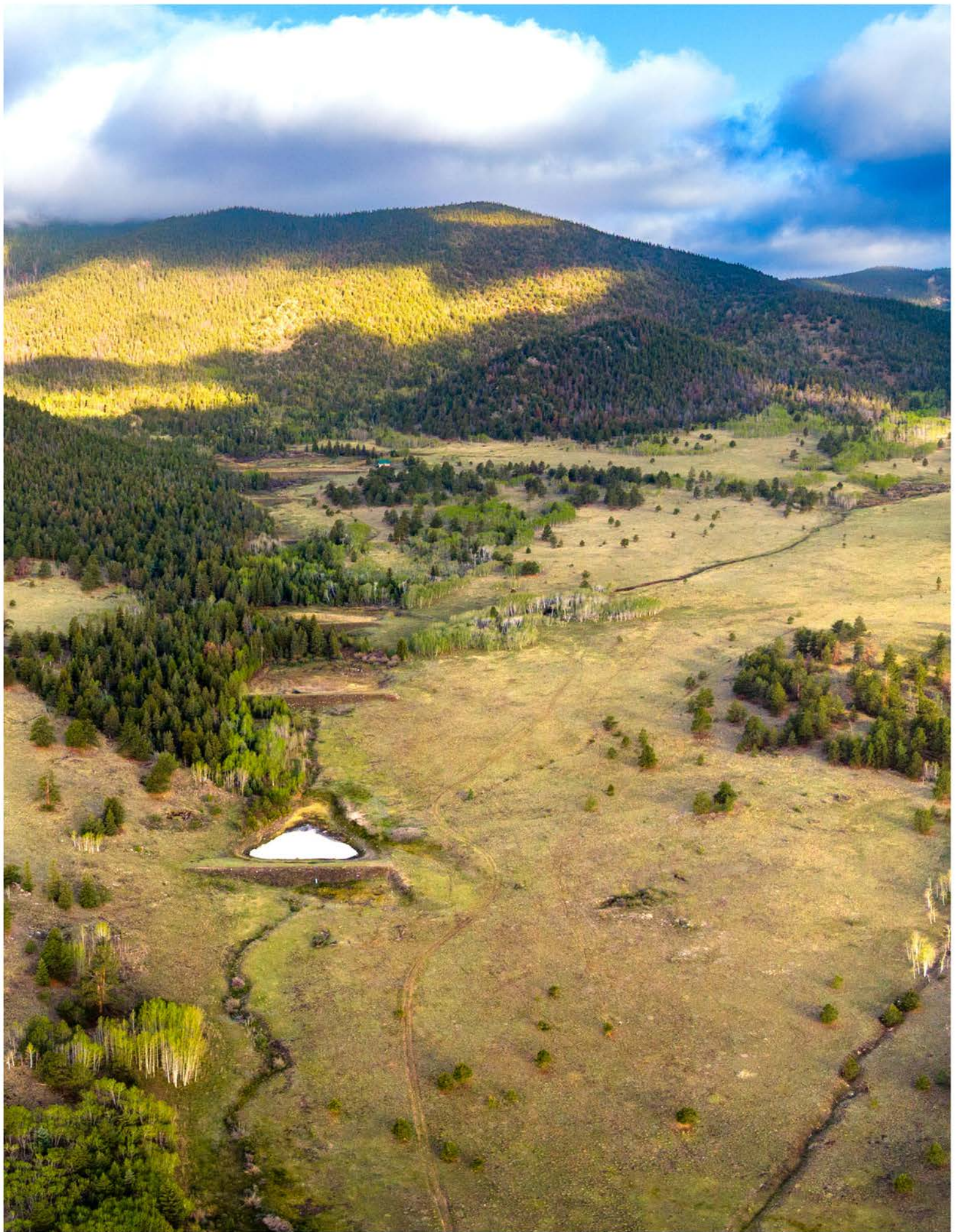
- GMU 50 — limited-entry, no OTC elk licenses
- Strong annual draw odds for rifle and archery seasons
- Qualifies for CPW LPP elk and mule deer licenses
- Reliable path to tags on your own ground year after year



THE CABIN & IMPROVEMENTS

- 4,000± sf | 3 Bed / 3 Bath | 2-Story with Loft
- Metal roof with heavily insulated exterior walls
- Fully equipped kitchen | Wood stoves | Propane furnace
- Off-grid: gas generator and propane systems
- Spring-fed pressurized water — 600-gallon cistern with filtration
- Leach field septic system
- Perimeter fencing and gated entry
- Year-round access off County Road 31



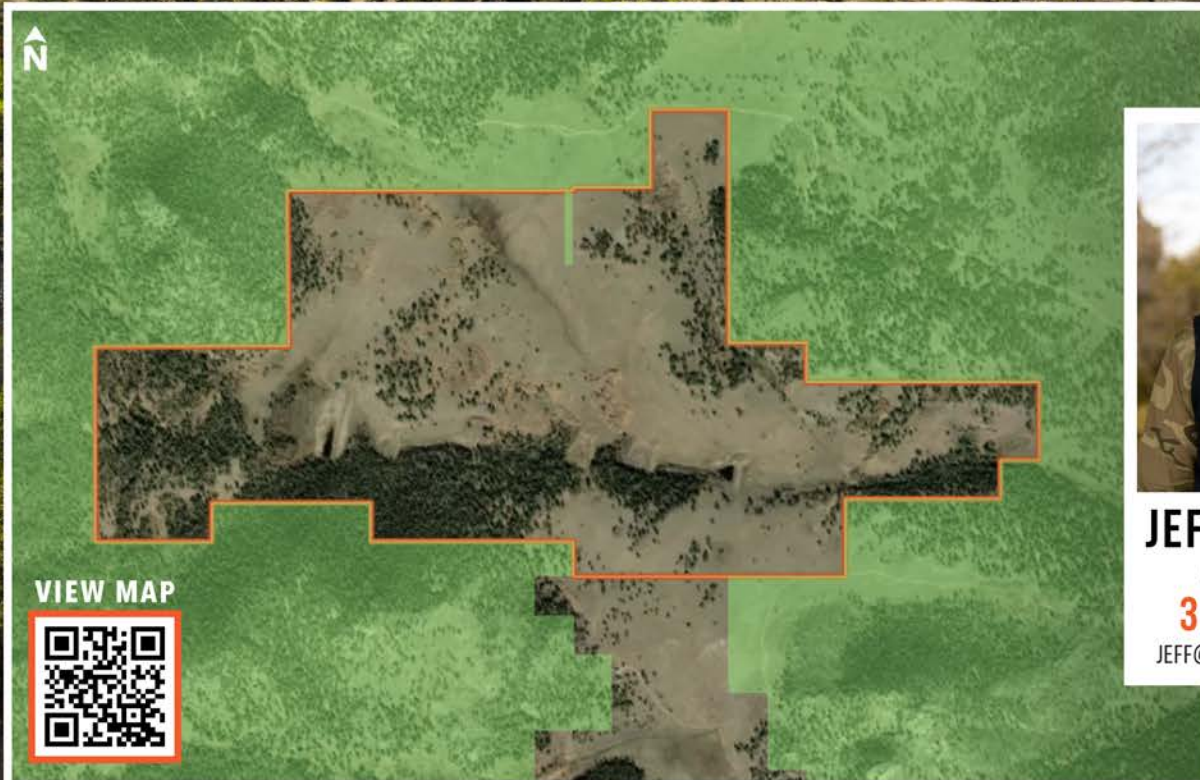






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— LAKE GEORGE, COLORADO —



VIEW MAP



JEFF MASTERSON

LICENSED IN CO & WY

303-847-7351

JEFF@SJSportingProperties.COM

WWW.SJSportingProperties.COM

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