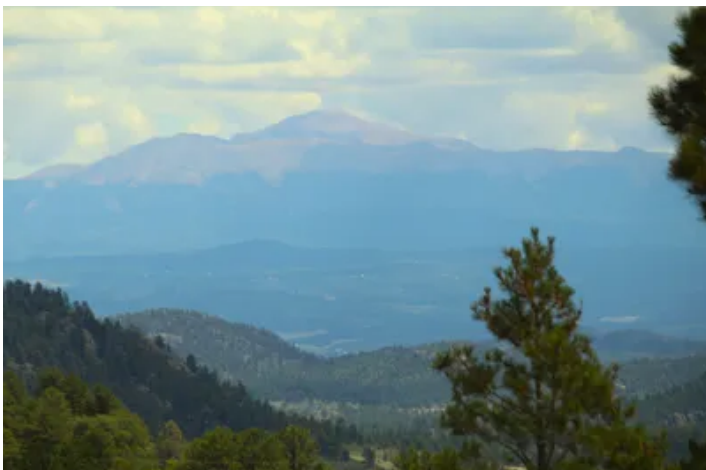


Wilkerson Pass Inholding
0 Highway 24
Lake George, CO 80827

\$389,000
40± Acres
Park County



Wilkerson Pass Inholding
Lake George, CO / Park County

SUMMARY

Address

0 Highway 24 null

City, State Zip

Lake George, CO 80827

County

Park County

Type

Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

39.0372 / -105.5205

Taxes (Annually)

\$947

Acreage

40

Price

\$389,000



Wilkerson Pass Inholding
Lake George, CO / Park County

PROPERTY DESCRIPTION

Wilkerson Pass Inholding Price reduced!!!

LISTING BROKER BOB REGESTER [719 686 8744](tel:7196868744) bregester@mossyoakproperties.com

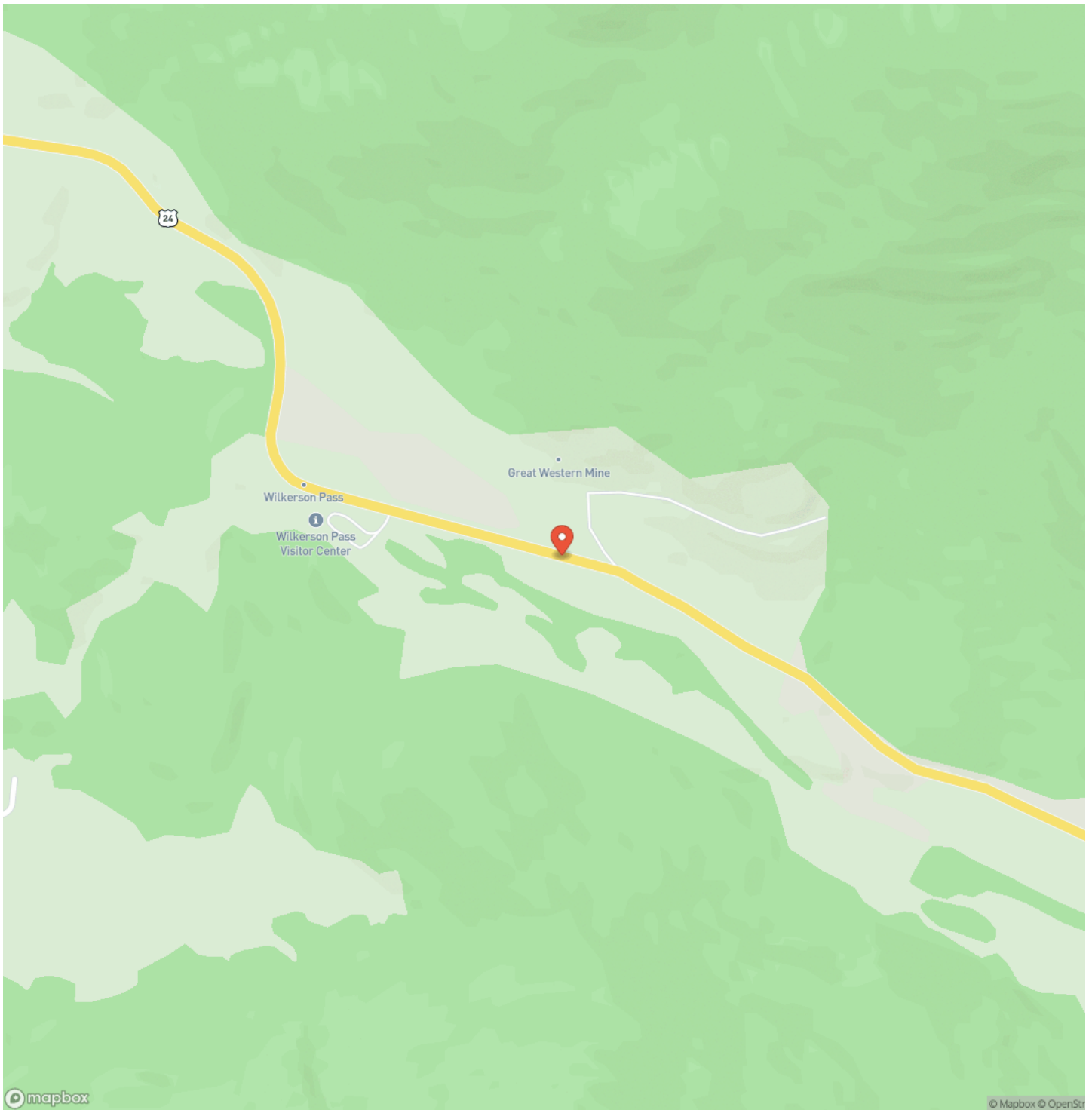
Extremely rare 40-acre parcel surrounded by National Forest. This magnificent property is blessed with the perfect mix of aspens, towering Ponderosa Pines, rock outcroppings and dark timber for the big game to rest in during the day. The legacy family build site has an unobstructed view of America's Mountain, Pikes Peak. State Highway 24 has year-round access. The land is unencumbered with HOA's or covenants. The property allows for 2 homes to be built for a family compound. There are 2 big game hunting units, trophy big game unit 50 and over the counter for archery, 2nd & 3rd season elk tags each year unit 581. This beautiful property checks all the boxes. First time inheritance offering. This amazing property is priced at \$389,000 for an immediate sale.



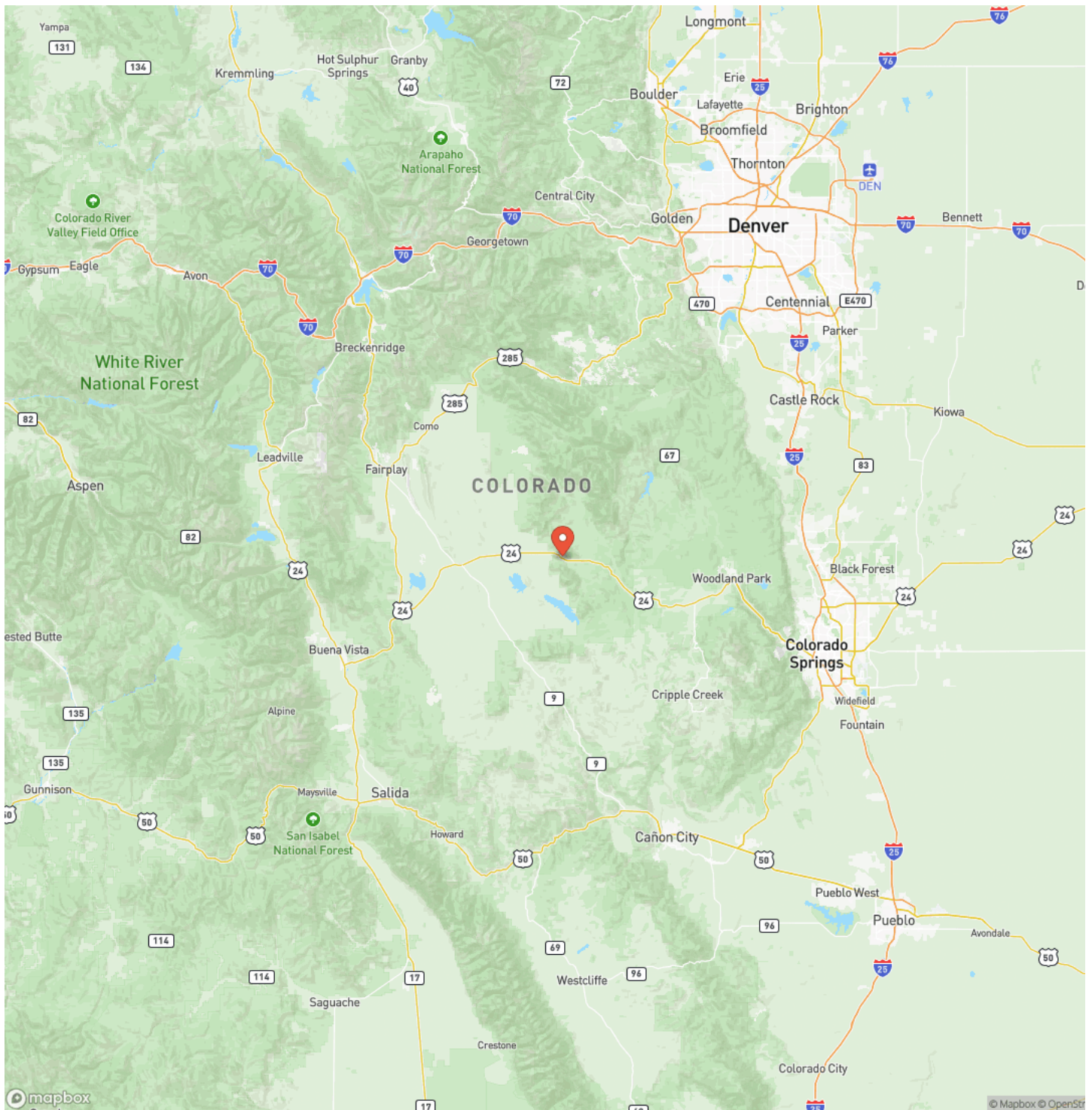
Wilkerson Pass Inholding
Lake George, CO / Park County



Locator Map



Locator Map



Satellite Map



Wilkerson Pass Inholding Lake George, CO / Park County

LISTING REPRESENTATIVE

For more information contact:



Representative

Bob Regester

Mobile

(719) 686-8744

Email

bregester@mossyoakproperties.com

Address

844 Beaver Pond Drive

City / State / Zip

Divide, CO 80814

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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