

**Rising Eagle Ranch**  
40230 Highway 24  
Lake George, CO 80827

**\$655,000**  
24± Acres  
Park County



**Rising Eagle Ranch**  
**Lake George, CO / Park County**

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**SUMMARY**

**Address**

40230 Highway 24

**City, State Zip**

Lake George, CO 80827

**County**

Park County

**Type**

Residential Property, Farms, Recreational Land, Hunting Land

**Latitude / Longitude**

38.961552 / -105.332284

**Taxes (Annually)**

888

**Dwelling Square Feet**

1794

**Bedrooms / Bathrooms**

4 / 3

**Acreage**

24

**Price**

\$655,000

**Property Website**

<https://www.mossyoakproperties.com/property/rising-eagle-ranch-park-colorado/40818/>



## Rising Eagle Ranch

### Lake George, CO / Park County

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#### **PROPERTY DESCRIPTION**

##### Rising Eagle Ranch

24-acre gentleman's ranch with two homes one hour west of Colorado Springs is ready to bring all the livestock your family wishes to raise and enjoy. This historic property has two log homes built in the late 1800's that served as a stage stop for the Colorado Midland Railroad. Both have been restored to accommodate modern living with turn of the century ambiance. The main home consists of 4 bedrooms and 3 baths and the guest cabin has a roll-out couch and a loft to sleep 4 people and could be used as a rental. There is also a greenhouse and raised beds for growing your own vegetables. Located on State Highway 24 between Florissant and Lake George. No covenants or HOA's to restrict any future plans. There are a number of outbuildings including a barn with hay loft and a cow milking room. Fenced and cross fenced to rotate livestock. Be the first to see this great starter ranch. Well priced at \$660,000

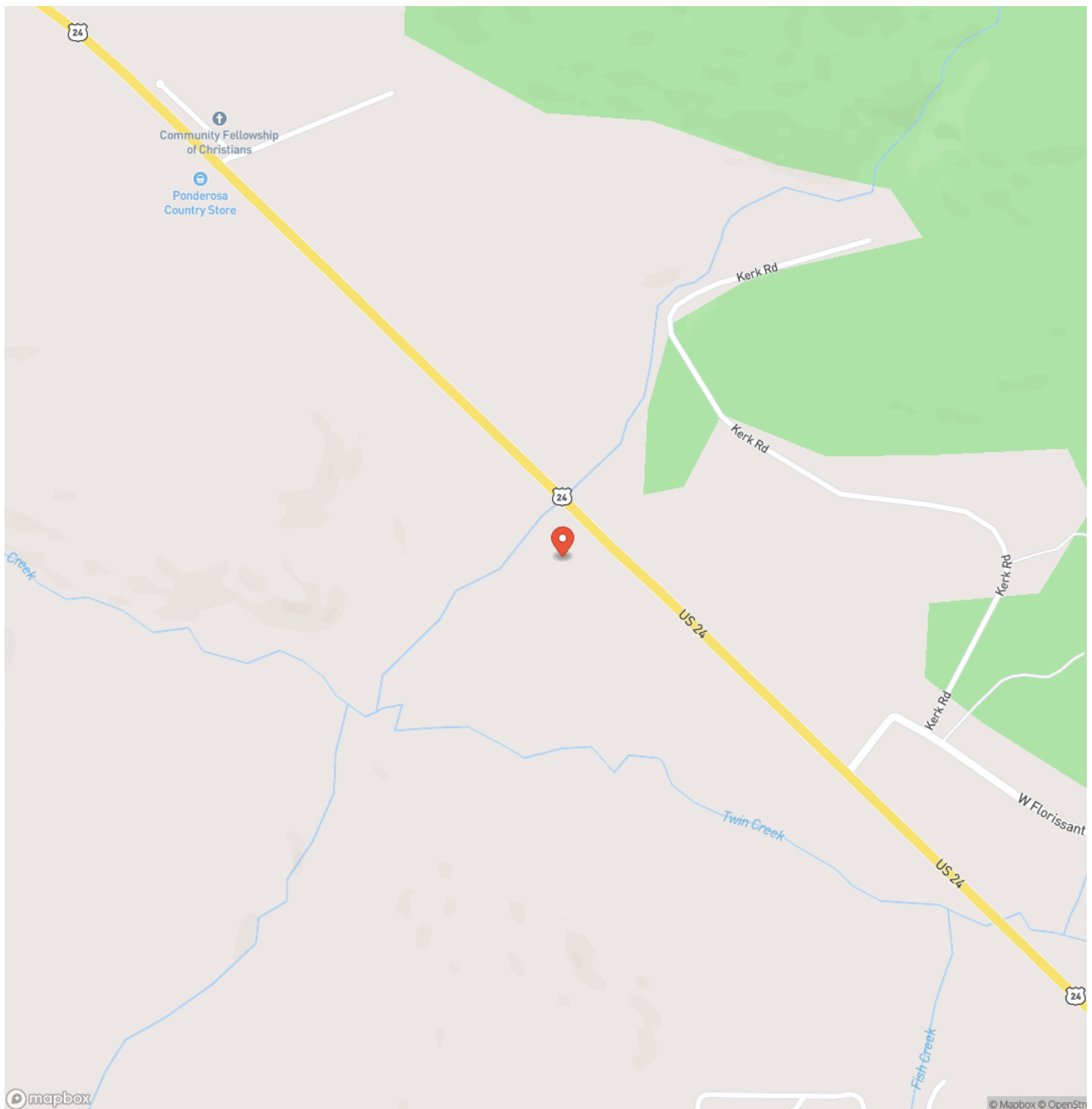




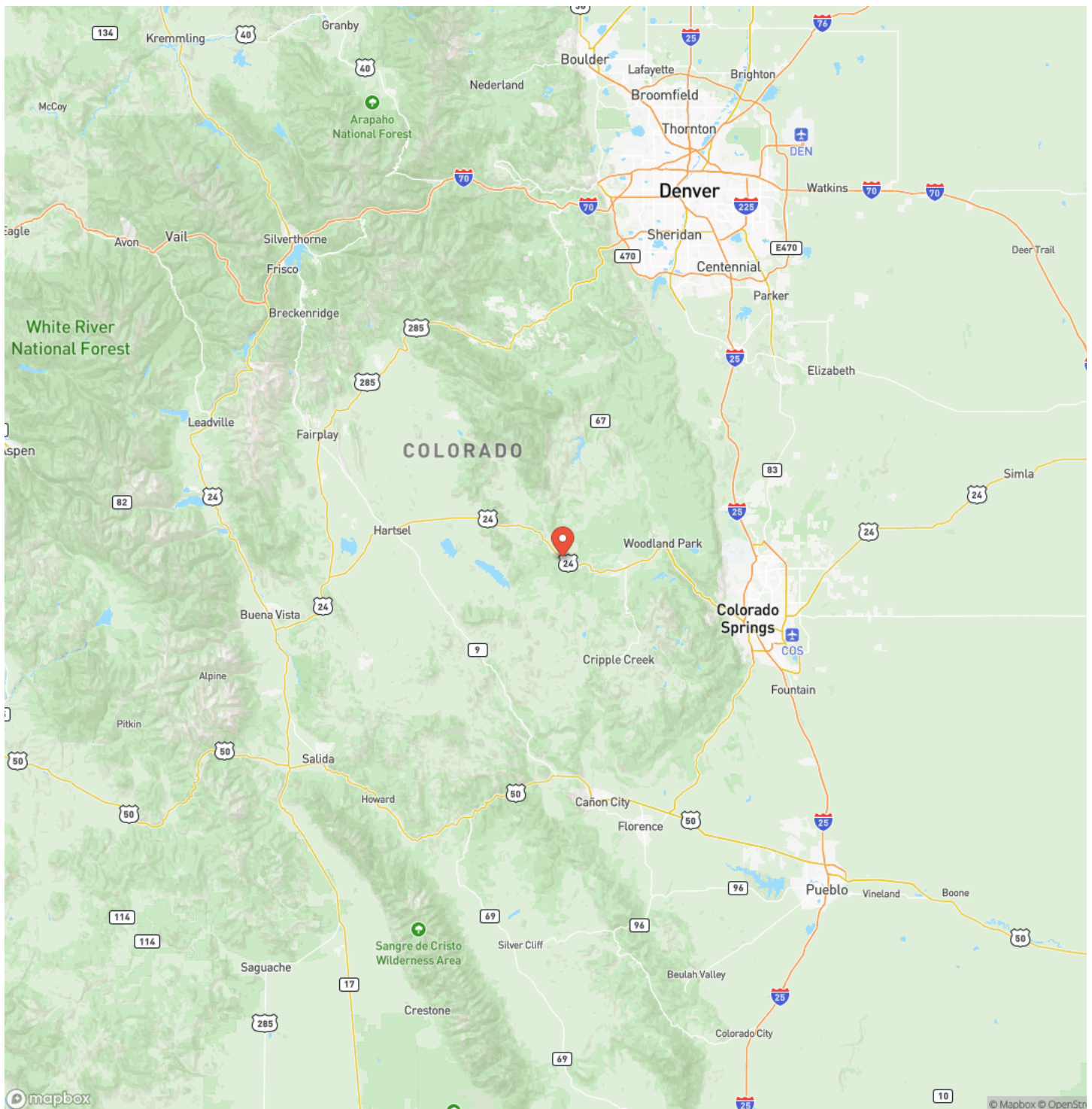
Rising Eagle Ranch  
Lake George, CO / Park County



## Locator Map

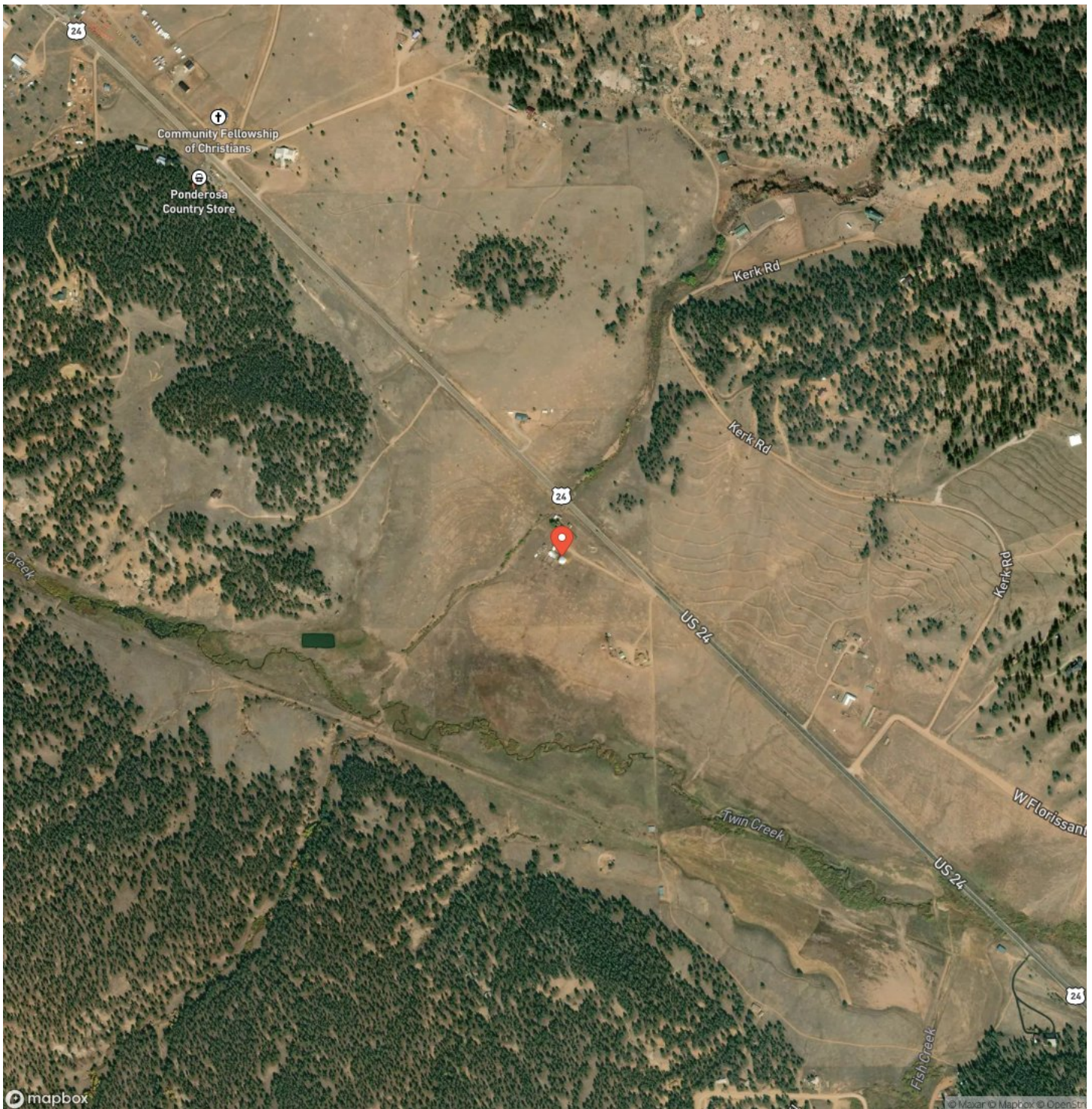


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Bob Regester

## Mobile

(719) 686-8744

## Email

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### Address

844 Beaver Pond Drive

## City / State / Zip

Divide, CO 80814

## NOTES





## This image shows a blank 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.



## **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 relation 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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