

**Sportsman's Paradise**  
340 CR 90  
Lake George, CO 80827

**\$649,000**  
20± Acres  
Park County



**Sportsman's Paradise**  
**Lake George, CO / Park County**

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**SUMMARY**

**Address**

340 CR 90

**City, State Zip**

Lake George, CO 80827

**County**

Park County

**Type**

Residential Property, Horse Property, Recreational Land, Ranches, Hunting Land

**Latitude / Longitude**

38.0272 / -105.4973

**Taxes (Annually)**

821

**Dwelling Square Feet**

1342

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

20

**Price**

\$649,000

**Property Website**

<https://www.mossyoakproperties.com/property/sportsman-s-paradise-park-colorado/85879/>





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**PROPERTY DESCRIPTION**

Sportsman's Paradise PRICE REDUCED!!! SELLER MOTIVATED!!!

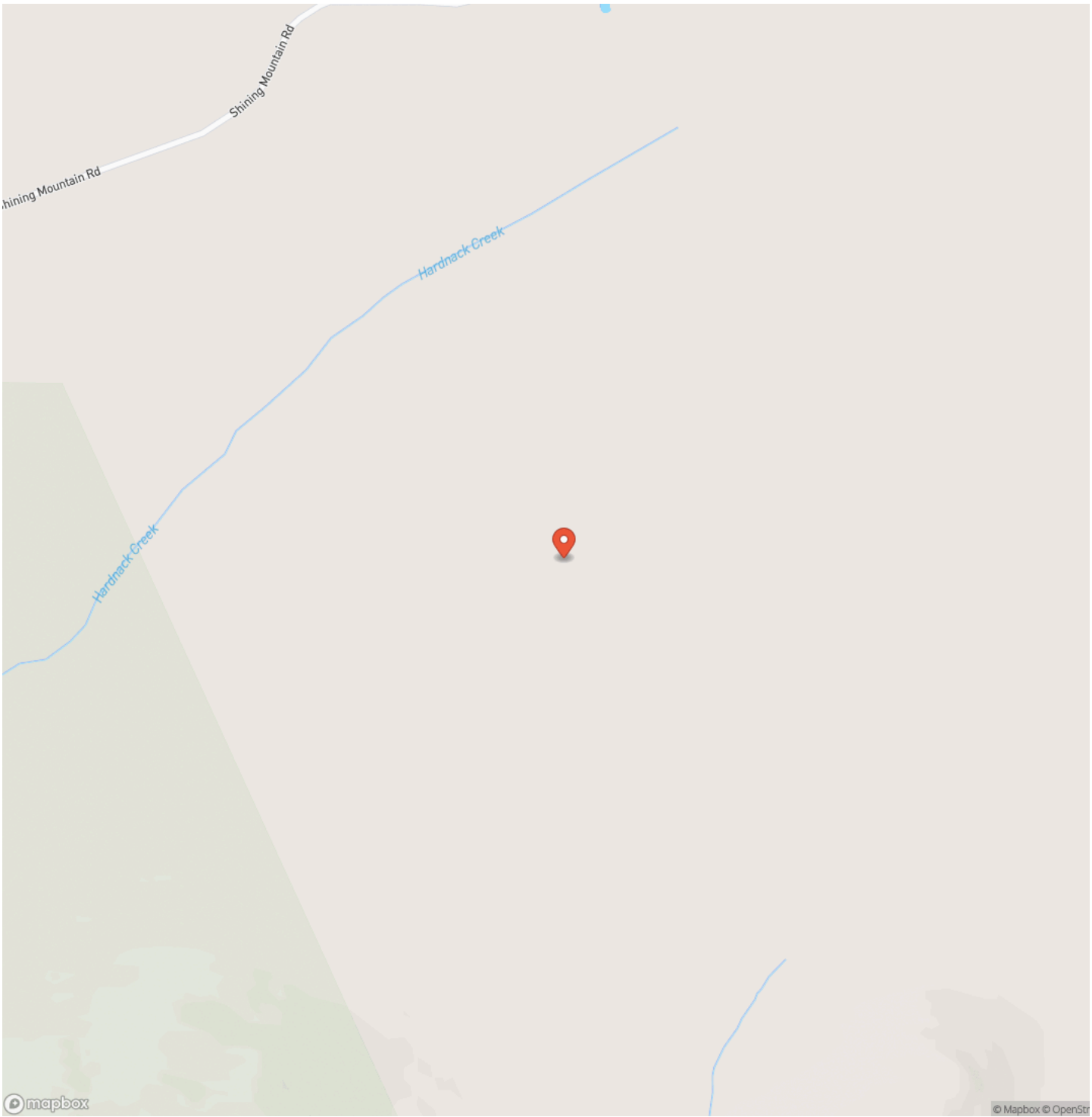
Historic 3-bedroom log cabin on one of the prettiest 20-acre parcels in Colorado. This turn of the century log cabin has Registered Colorado Historical Designation. Towering aspens, spruce and ponderosa pines. 2 ponds, super lush meadows bordering the 1,000,000-acre Pike National Forest in an over-the-counter elk tag GMU. Year-round access on a gentle gravel road 1/2 mile from State Highway 24. A quick 15-minute drive to boating on 11 Mile Reservoir or Spinney Mountain Reservoir, that this summer produced the new state record Brown Trout. Both reservoirs are well known for producing trophy Pike, Rainbow, Cutbow, Brown Trout and Carp. In 20 minutes, you can be wading the Dream Stream AKA as the Miracle Mile in search of 10-pound trout. This stretch of river is considered one of the best trophy trout rivers in North America. Well priced at \$649,000.

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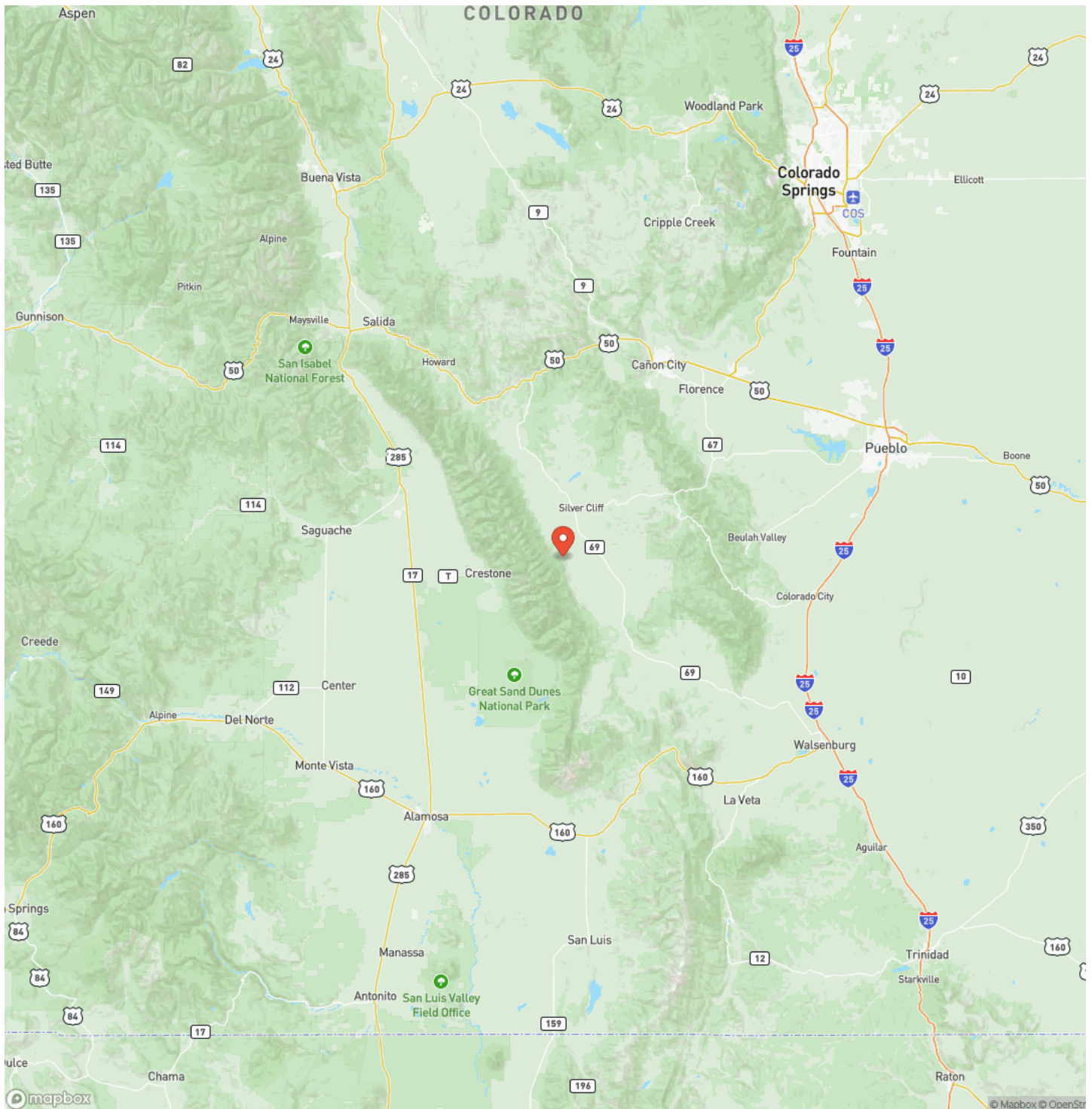


# Locator Map





## Locator Map





## Satellite Map



**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

## NOTES

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**MossyOakProperties.com**

## **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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