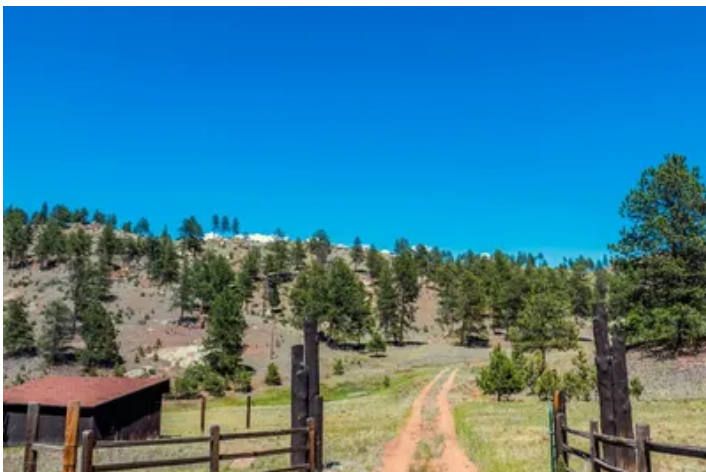


Elk Forest Retreat
146 Tom's Ranch Road
Lake George, CO 80827

\$3,400,000
224± Acres
Park County



Elk Forest Retreat
Lake George, CO / Park County

SUMMARY

Address

146 Tom's Ranch Road null

City, State Zip

Lake George, CO 80827

County

Park County

Type

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

Latitude / Longitude

38.0037 / -105.3298

Dwelling Square Feet

2,593

Bedrooms / Bathrooms

4 / 2.5

Acreage

224

Price

\$3,400,000



Elk Forest Retreat Lake George, CO / Park County

PROPERTY DESCRIPTION

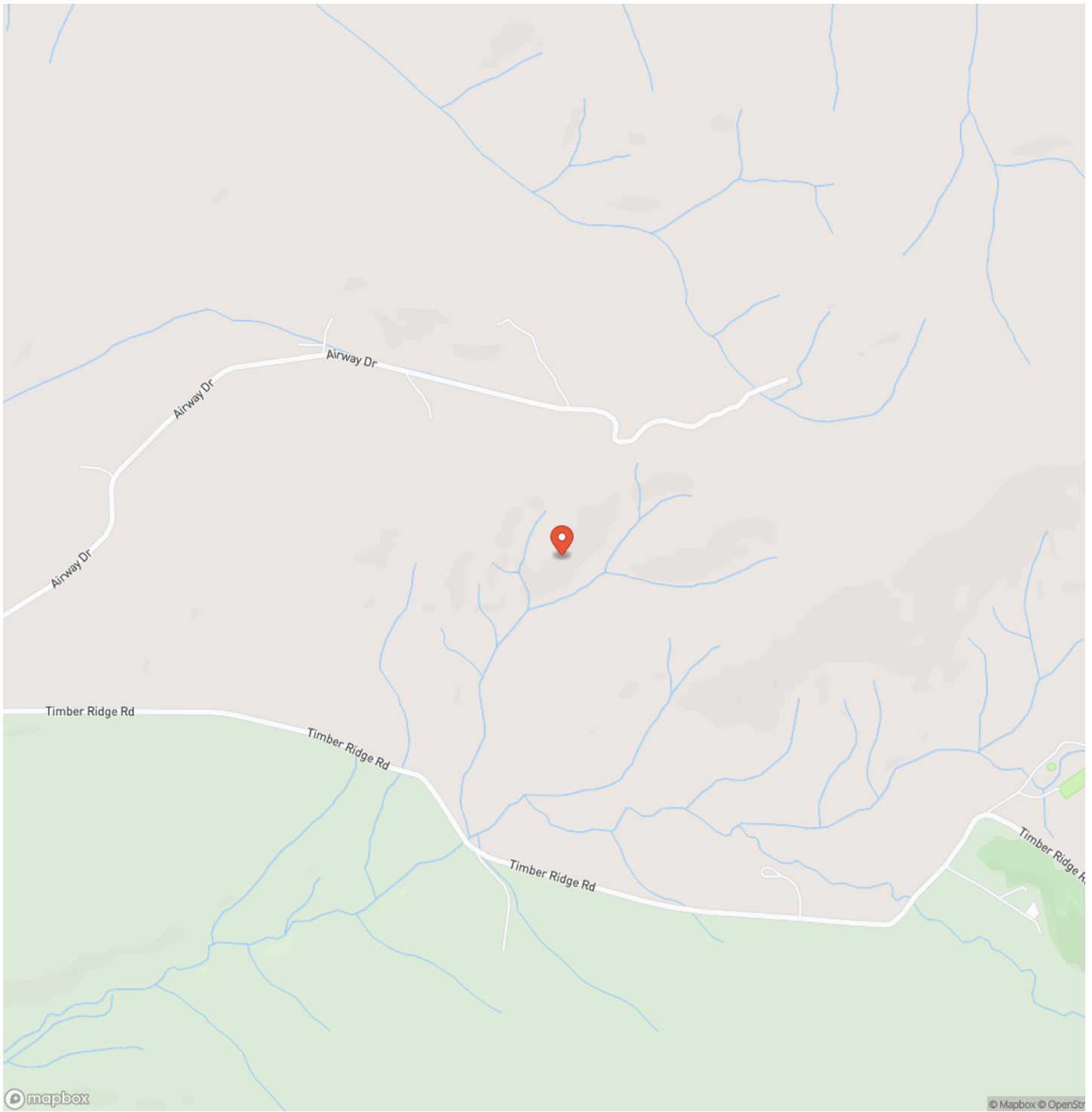
Elk Forest Retreat

A family legacy ranch that checks all the boxes, consisting of 224 +/- magnificent acres bordering the 1,000,000-acre Pike National Forest. Beautiful ranch style cozy log home. Multiple out buildings to accommodate equipment, horses and livestock. This ranch is blessed with gentle rolling terrain, quaking aspen groves, towering evergreen forest, lush meadows, huge rock outcroppings and live water with ponds. Absolutely one of the prettiest ranches I have had the opportunity to sell in my 43-year career. The ranch is conservation easement free and a new owner can take advantage of substantial income tax credits. Offering total privacy yet easy year-round access, 5 minutes north of State Highway 24. 30 minutes to the hospital in the city of Woodland Park, just one hour west of Colorado Springs. Exceptional trophy big game hunting in an over-the-counter GMU providing annual elk tags for archery, 2nd and 3rd elk seasons. This ranch is totally turn-key and comes with all the furniture, equipment, tools, and toys to move in and start ranching tomorrow. This is the first time this ranch has been offered for sale in over 32 years. Well priced at \$3,400,000.

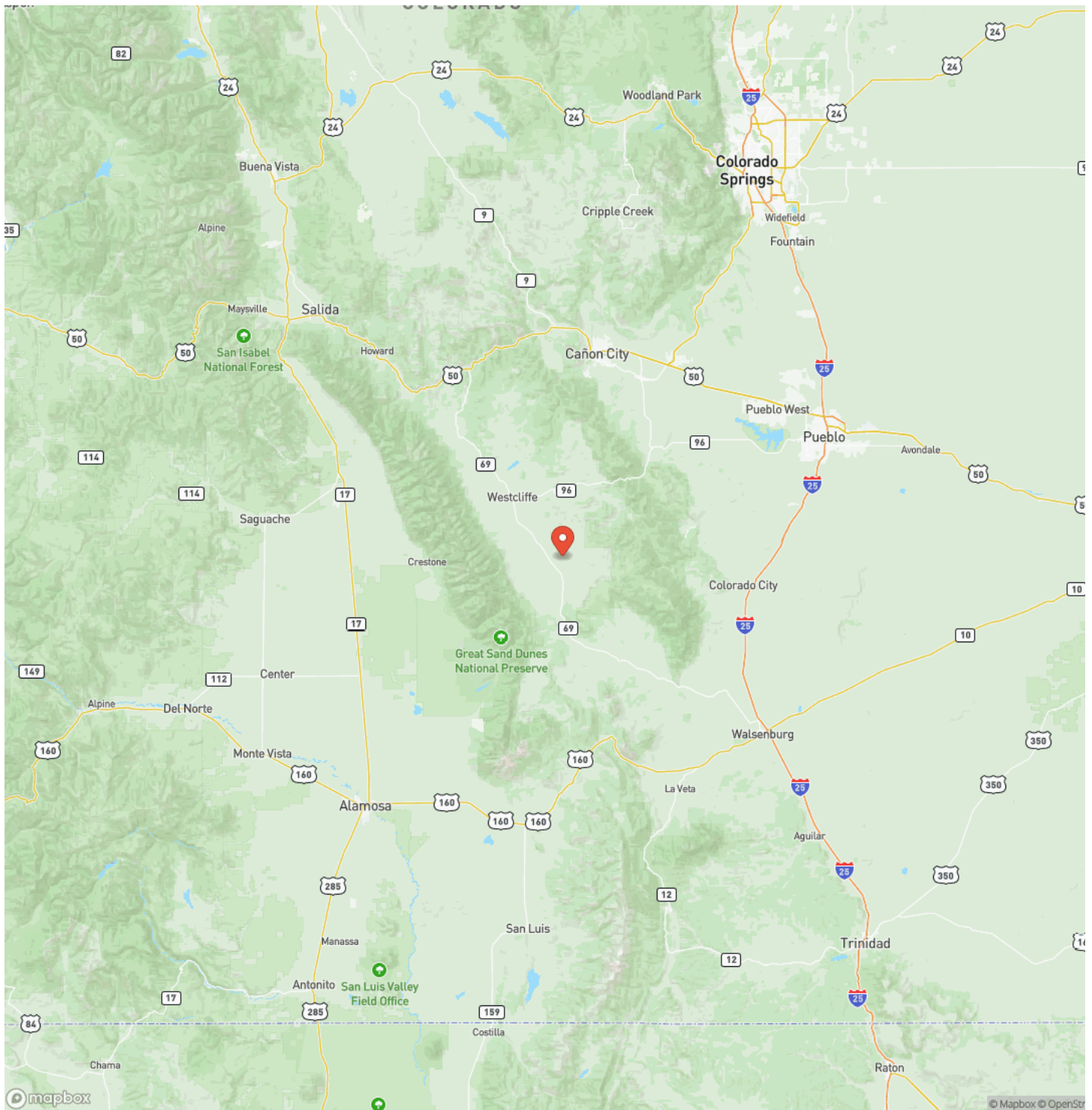
Elk Forest Retreat
Lake George, CO / Park County



Locator Map



Locator Map



Satellite Map



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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