

~ BISON PEAKS LODGE ~
Lake George, Colorado (Park County)



Offered at \$1,100,000

Mountain-Themed Lodge for Large Groups ~ Surrounded by Pike National Forest ~ Pond and Creek ~ Superb Outdoor Recreation Camp ~ Untouched, Dramatic Mountain Scenery ~ Hunt, Hike, Ride, Bike, Shoot, Fish, Boat No Covenants ~ Paved Access

36.72+/- Acres

Bison Peaks Lodge has the location and amenities suitable for an outstanding outdoor adventure/recreation camp for youth, families or hunting! Surrounded by 1000+ acres of Pike National Forest & nestled in the Tarryall River Valley, you have endless opportunities to explore your wild & adventurous side – hunting, orienteering, ATV, archery, target shooting, mountain biking, hiking, fishing, boating & MORE! The accommodations are already in place for large groups including a rustic mountain lodge (sleeps 21) w/ commercial kitchen & water well, great room / dining area with a huge wood-burning fireplace, a bunk house that hosts 18, and (8) yurts with sleeping space for another 30+ people! Other exciting Property features: a 1940's 1-room dry cabin (w/ dedicated outhouse!), workshop, rustic outdoor cooking, rock climbing wall, campfire rings, nature/mountain biking trails, mature pine & colorful groves of aspen encircle lush meadows interlaced with game trails. A variety of wildlife - trophy deer, elk, bear and turkey call this region their own. Every direction delivers a dramatic and awe-inspiring mountain landscape. Venture a short distance to experience one of the best Colorado fly-fishing destination in Colorado along the lazy banks of the Tarryall River or toss a line as your boat meanders across the beautifully scenic Tarryall Reservoir. Hike or ride the numerous trails of the Lost Creek Wilderness & National Forest to learn about the local history, rocks, plants & animal life. Access is easy from paved County maintained road & asphalt driveway. Less than a 2-hour drive to Colorado Springs, Denver, Buena Vista or Breckenridge provides an abundance of new activities including top-rated tourist attractions, museums, and even more outdoor recreation! Bison Peaks Lodge is just the place to make some lifelong memories, enhance and enrich friendships, try out your mountaineering skills and enjoy the great Colorado outdoors!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO HOMES FOR SALE



Pond & Creek



Outdoor Recreation Camp

Contact Listing Broker: Vicki Garrisi | 719.237.1240 (Cell) | Info@TrueWestColorado.com



TrueWestColorado.com
821 West Lafayette Avenue, Ste 100
Woodland Park, CO 80863

Featured Property on
SportsAfieldTrophyProperties.com



The information presented is deemed reliable by True West Properties however its accuracy or completeness cannot be guaranteed. Prospective Buyers should independently verify all information.

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PROPERTY DETAILS



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Improvements

Structure (s):

Lodge – 4,050 SF

- Year Built: 1998
- Bedrooms: (6)
- Baths: (6)
- Garage: None

Historic Log Cabin – 256 SF (16' x 16')

- Description: Built 1944. Log Construction – One Room, Composite Roof, Concrete Floor, Windows, Wood Stove, Electricity, No Water. Dedicated Outhouse: (5' x 6')

Work Shop – 340 SF (17' x 20')

- Description: 2- Rooms (14' x 17') & (8' x 17') w/ Electricity, Wood Siding & Floor, Metal Roof, Built-in Storage Bins/Cabinets, Work Bench(s), Covered Deck 24' x 6', Uncovered Deck 19' x 5', No Permanent Foundation, No Water

Bunk House – 480 SF (30' x 16')

- Description: (18) Bunk Beds, w/ Attached 3-Side Rock Climbing Wall. No Permanent Foundation, No Water. Wood Floor & Siding, Metal Roof, Electricity

(2) Storage Houses – 96 SF (12' x 8') & 120 SF (12' x 10')

- Description: Wood Siding & Floor, Metal Roof, No Water, Electric or Permanent Foundation

Well / Irrigation House – 80 SF (10' x 8')

(2) Outdoor Bathroom/Storage Houses – 168 SF (21' x 8')

- Each Building Contains: (2) Compost Toilets, (2) Storage Rooms, Brick Construction, Metal Roof, Concrete Floor, No Electric, No Water

Weather Port Yurts:

- (6) 12' x 15' - Elevated Platform (Wood Flooring), No Water or Electric
- 10' x 12' - Elevated Platform (Wood Flooring), No Water or Electric
- 20' x 30' - (20) Bunk Beds, Concrete Slab Floor, Wood Stove, No Water or Electric

Well (s): (1) Commercial. Permit # 143177

Water Rights: None (other than well)

Mineral Rights: TBD

Utilities: Electric, Phone, Propane, Satellite Internet / TV

Septic: (1)

Fencing: Partial – Barbed Wire

Gated: Yes (Key-Pad Entry)

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Acreage

36.72+/-

Land Attributes:

Live Water: 3,000+/- Ft of Second Creek (Seasonal), (1)
Spring-Fed Pond
Mountain Views: Bison Peak, McCurdy Mountain, Farnum
Peak, Puma Hills, Bradley Peak, Tarryall & Kenosha Mountain
Ranges
Other Views: Lost Creek Wilderness, Tarryall River, Timbered
Hillsides, Rock Boulders & Outcroppings, Ponds, Valley,
Meadows
Topography: Pond, Creek, Level, Hillsides, Rock Outcroppings
Tree Coverage: Moderate – Spruce, Fir, Aspen, Ponderosa
Pine
Vegetation: Native Grass, Wildflowers & Berries, Shrubs

Recreation

On-Site: Hunting (Big & Small Game, Waterfowl), Target
Shooting, Archery, Mountain Biking, ATV, Camping,
Equestrian, Hiking, Wildlife Viewing. Nearby Fishing & Boating
(Tarryall River & Tarryall Reservoir)
Hunting Permitted: Yes
DOW Area Hunting Unit (s): 50

Taxes & Zoning

Annual Taxes (est.): \$9,526
Zoning: Agricultural
Lease (s): None
Protective Covenants / Amenities: No Covenants, No HOA
Conservation Easement: None - Potential Exists
Income Potential: Outfitting, Hunting, Rental

Location & Access

Nearest Town (s): Lake George, Jefferson, Florissant, Divide,
Woodland Park, Colorado Springs, Denver
Nearest Airport (s): Colorado Springs, Denver
Access: Maintained Year-Round. Paved County Road to
Asphalt Driveway

Elevation

8,800 – 9,000 Feet

Bordering Properties

Pike National Forest (3) Sides, Paved County Road 77 and
across from Broadmoor Fly Fishing Camp

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