

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



**Offered at \$999,000**

**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!

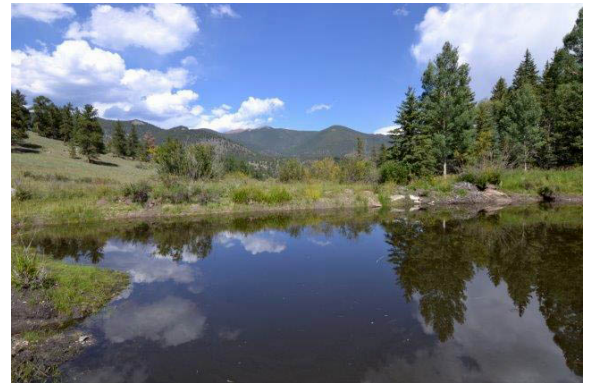


Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



**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

**Improvements**

Structure (s):

**Lodge** – 4,050 SF

- Year Built: 1998
- Bedrooms: (6)
- Baths: (5)
- 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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PROPERTY DETAILS

**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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