

# ~ ELK MOUNTAIN RANCH ~

Colorado Ranch For Sale



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



[TrueWestColorado.com](http://TrueWestColorado.com)

Listing Broker: Vicki Garrisi  
719.237.1240 (Cell)

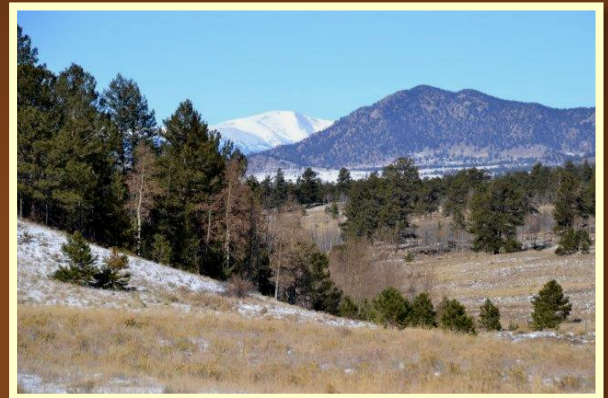
[Vicki@TrueWestColorado.com](mailto:Vicki@TrueWestColorado.com)



Near Lake George, Colorado (Park County)

Price: \$2,250,000 | Acres: 562.60 +/-

Elk Mountain Ranch is surrounded by Pike National Forest on (3) sides with sweeping views of the South Park Valley and the snow-capped Collegiate Peaks. The terrain is gently sloping with a mix of timbered hillsides, aspen groves, spring-fed ponds, meadows, abundant mountain grassland and unique rock outcroppings. An octagonal shaped log home sits on the northeast boundary taking full advantage of the jaw dropping views of the Collegiate Peaks and serves as an overlook for the entire acreage. The home has been recently remodeled and offers a warm and inviting open floor plan with main level living and ample accommodations on the lower walkout level for family and friends. Take your seat on the spacious wrap-around deck to view the night sky or watch wildlife emerge from the dark timbered hillsides to graze in the meadows and drink the cool waters from several spring-fed ponds. Saddle your horse or climb aboard your ATV to explore the land first hand, scout out the best hunting locations, splash around in the ponds or linger in the aspen groves. You will find a multitude of picnic stops along the game trails or atop the unique rock outcroppings. Be amazed at the wide-open spaces, vistas that stretch for miles, colorful wildflowers and the quiet sounds of nature. This ranch is protected by the Cattleman's Association Conservation Program for its attributes of a natural ecosystem with a variety of vegetation and a treasure trove of mountain wildlife (trophy elk, mule deer, pronghorn antelope, bears, mountain lion, mountain sheep, wild turkeys and, of particular note, the mountain plover, a nearly -threatened species of bird). The ranch has a long history dating back to the 1880s – originally homesteaded as an access point for the Breckenridge and South Park gold rush and also used for hay and cattle ranching. A rustic 1800s one-room cabin on the ranch has withstood the test of time and remains intact today. It makes for a great hunter's cabin or fun place for kids or grandkids to reenact the glory days of the old west. Although without water or electric, the cabin's woodstove is functional! The still-standing 1800s barn is also a testament to the days long passed. Elk Mountain Ranch Elk is certainly a place to hang your hat and stay awhile! Its location also offers close access to numerous attractions and recreation like fishing & boating in Elevenmile and Spinney Reservoirs, world-class snow sports in Summit County, River Rafting in the Arkansas River and gem and crystal hunting. Access is via US Highway 24 and then through a private and gated National Forest Easement - your journey to the ranch is nothing but easy!



562 +/- Acres of Contiguous & Conserved Land

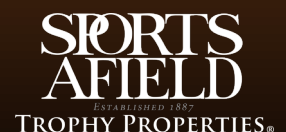


(3) Ponds / Springs to Attract Colorado Wildlife  
(3) Sides Border the Pike National Forest



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821 West Lafayette Avenue, Suite 100 | Woodland Park, CO 80863



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## Improvements

### Structure(s):

- ◆ **Log Home** — 2,940 SF. Year Built: 1982, Remodeled 2018. Bedrooms: (4), Baths: (2)
- ◆ **Garage** — Detached 1-Car w/ Office Space: 22'x17' - 374 SF
- ◆ **Historic Day Cabin** — 20'x36—720 SF. Year Built: 1880s. Day Cabin Features: One Room Log Structure w/ Wood Floor, Woodstove, Loft Storage, No Water, No Electric
- ◆ **Historic Barn** — 22'x70' - 1,520 SF. Year Built: 1925

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

**Well:** (1) Domestic | **Septic:** (1), Permitted for (3) Bedrooms

**Water Rights (other than well):** None

**Mineral Rights:** None

**Fencing:** Perimeter, Cross — Barbed Wire | **Gated:** Yes

## Taxes & Zoning

**Property Taxes (2019):** \$8,447

**Zoning:** A-1 Agricultural

**Lease(s):** None

**Protective Covenants:** No Covenants, No HOA

**Conservation Easement:** Yes, Colorado Cattlemen's Land Trust Association (CCLTA)

**Income Potential:** Ranching

## Distances

**Nearest Airports:** Colorado Springs, Denver

**Lake George:** 13 Miles / 20 Minutes

**Divide:** 32 Miles / 35 Minutes

**Woodland Park:** 42 Miles / 45 Minutes

**Colorado Springs:** 52 Miles / 1 Hour and 15 Minutes

**Breckenridge:** 55 Miles / 1 Hour 20 Minutes

**Denver Int'l Airport (DIA):** 135 Miles / 2 Hour 45 Minutes



Detached Garage / Workshop & Historic Barn



1800s Day Cabin - Little House on the Prairie!

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Rustic & Comfortable Ranch Style Living



Wildlife Viewing Station



Designer Kitchen - Newly Remodeled

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**TRUE WEST**  
PROPERTIES

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**SPORTS  
AFIELD**  
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## Live Water

(3) Ponds, Multiple Springs

## Mountain Views

Collegiate Peaks, Puma Hills, Badger, Pulver and Stoll Mountains

## Other Views

Spinney Mtn Reservoir, Valley, Meadows, Timbered Hillside, Ponds, Rock Outcroppings

## Topography

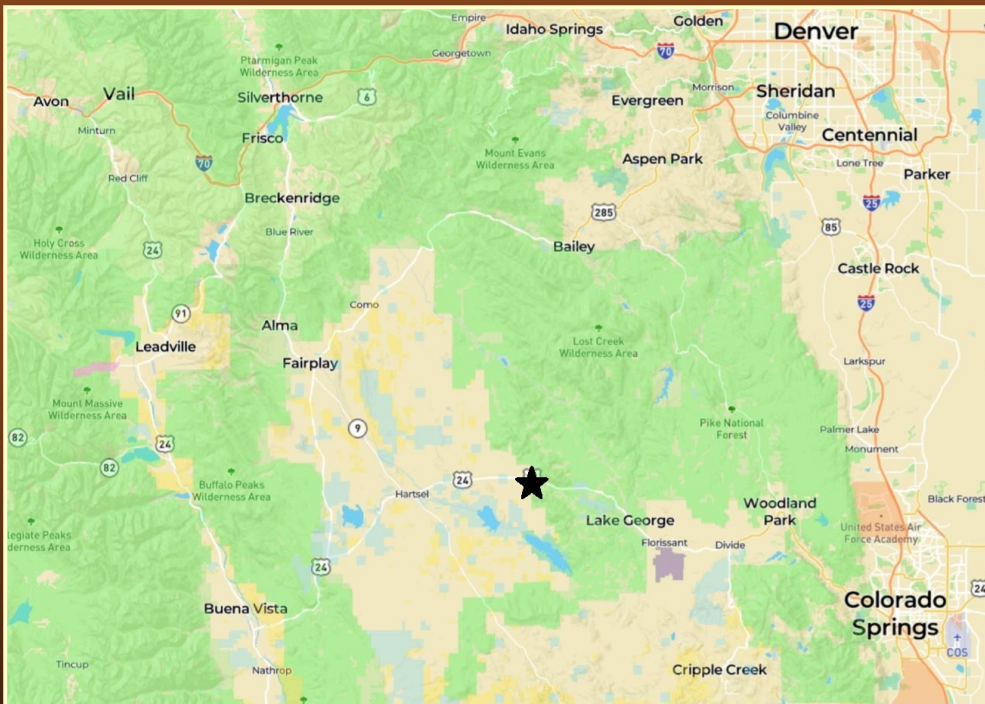
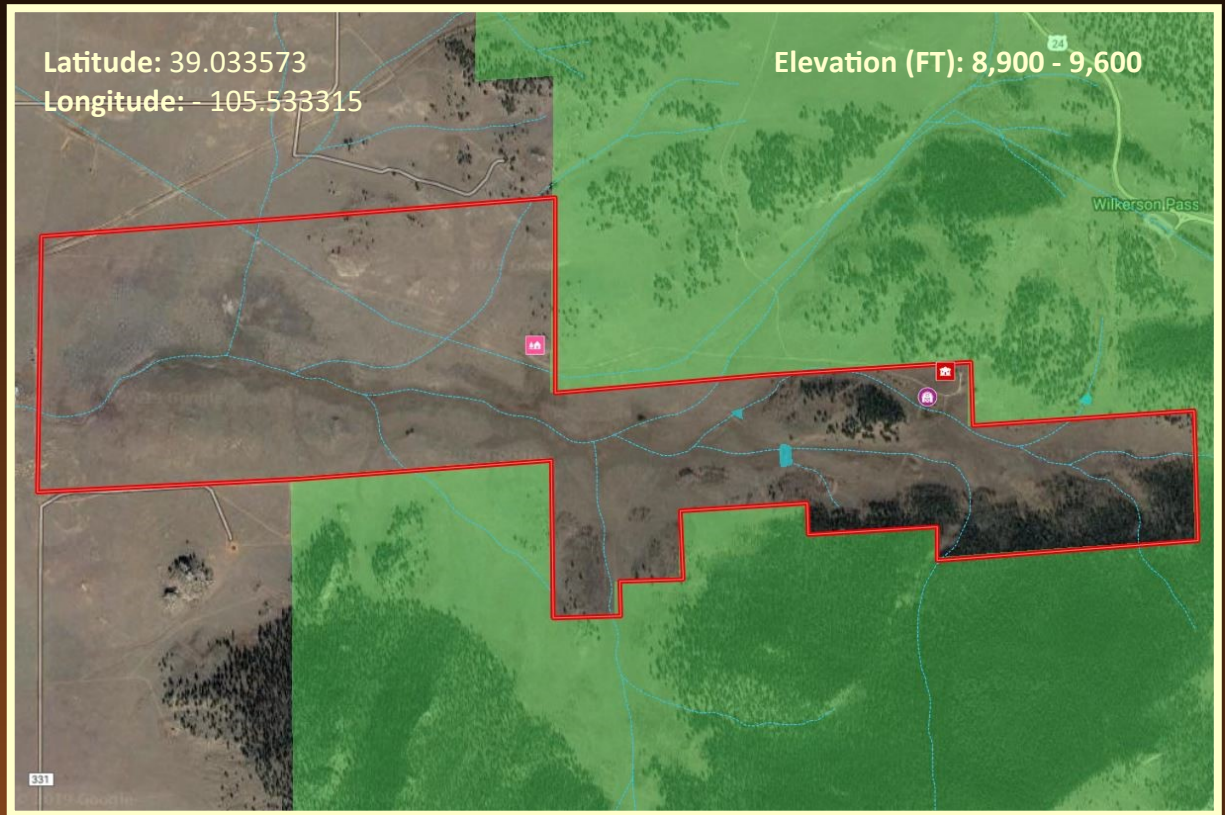
Sloping, Level

## Tree Coverage

Moderate — Aspen, Pine

## Vegetation

Native Grass, Hay, Wildflowers



## Bordering Properties

Pike National Forest (3) Sides, Private

## Access

Maintained Year-Round. Paved US Highway to Private National Forest Easement to Driveway

## Property Recreation

Big Game & Waterfowl Hunting, Equestrian, ATV, Target Shooting, Hiking, Wildlife Viewing

## DOW Area Hunting Unit

581

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