



## **Elk Mountain Ranch, Park County, Colorado, 562.6 Acres**

**\$2,250,000**

- Agriculture, Big Game, Equestrian, House, Lake/Pond, Pond, Snow sports, Upland Bird, Waterfowl, Wildlife Viewing

Colorado Ranch for Sale! 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!

## Main Info

- Street Address : 26550 W Highway 24, Lake George
- Postal / Zip Code : 80827
- State / Province : Colorado
- County : Park
- Closest City : Lake George
- Lot Size Acres : 562.6 Acres
- Dwelling : Yes
- (Assessor) Parcel Number : 29716

## Home Info

- Year Built : 1982
- Square Feet Main House : 2940 square feet
- Bedrooms : 4
- Building Features : Shop, Outbuildings, Other Storage, Garage, Barn
- Baths : 3
- Half Baths : 1
- Elevation : 8900-9600

Minimum 24-hour notice and by appointment only. Call for gate & lock box codes. Listing Broker may request a proof of funds or financial pre-qualification letter prior to the showing.

562+/- Contiguous & Conserved Acres ~ Stunning Views of the Snow-Capped Collegiate Peaks ~ Surrounded (3) Sides by Pike National Forest ~ (3) Ponds & Multiple Springs ~ Octagonal Log Home, Remodeled 2018 ~ Historic Barn ~ Rustic One-Room Day Cabin (No Water or Electric) ~ Trophy Wildlife includes Elk, Mule Deer, Antelope, Bear, Turkey & More ~ Large Groves of Aspen & Pine ~ Hay Meadows ~ Livestock Friendly w/ Numerous Acres of Grazing Land ~ Partial Fenced Perimeter ~ Access from Paved US Hwy ~ Gated & Private

**NOTE: Although home as (4) bedrooms, the septic system is approved for (3) bedrooms.**

## Taxes

Tax Year : 2019

Estimated Taxes per year are \$8,447.00

## Broker Info



### Vicki Garrisi

**True West Properties**

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Vicki Garrisi, Owner Broker of True West Properties, has lived and recreated in the great Rocky Mountains of Colorado since 1995. Born and raised in Maryland, she spent her early years on the waters of the Chesapeake Bay and the Appalachian Mountains of Western Maryland. A career in sales gave her the opportunity to work with diverse mix of clients from US corporations to farm & ranch businesses on the Eastern Plains and Western Slope of Colorado. A passion for the outdoors, strong connection to the mountains and love of the Old West and its history led her to a career in mountain real estate. Vicki believes every piece of land is just as unique as the person seeking it. She is dedicated to helping others find just the right property to meet their mountain lifestyle and recreational needs.

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