



## Pulver Mountain Ride Out

### 5± Acres - Lake George, Colorado

#### PROPERTY HIGHLIGHTS

- **\$675,000**
- **Taxes \$1,037**
- **3 RV Sites with dedicated hook ups**
- **2 Bedroom/2 bathroom cabin**
- **1,466 sq. ft. living space**
- **Custom 3 stall barn/shop w/ tack & maintenance room.**



Located a short distance from US Highway 24 and the summit of Wilkerson Pass in Wilkerson Estates, this 5.0-acre property is ideal for the recreation enthusiast. From the property, hike or horseback ride right out of the Forest Service gate along the west boundary to explore thousands of acres of Pike National Forest.



The property features an updated, fully furnished and well-maintained, two-bedroom, two-bathroom cabin with a full kitchen and laundry. Other features include ample deck space, on-grid electrical service and adjacent carport. A custom (3) stall barn/shop with tack and maintenance room was constructed in 2015 and provides drive-thru access with concrete floors, automated openers and full electric and water service. There is also an open-sided loafing shed located in the pasture. For the non-equestrian, the (3) horse stalls could be easily converted to additional storage for all your outdoor toys. The property also provides (3) RV sites with dedicated hook-ups for additional guests and a sizable gathering area centered around an outdoor fireplace.



The 5.0-acre tract is perimeter fenced with an automated access gate along Pulver Road and provides a balanced mixture of open mountain grass pasture and pine and aspen forest adjoining the cabin. Looking to the southeast, one is afforded a prominent view of Pikes Peak.

This offering provides a new owner with a complimentary combination of lodging and outbuilding accommodations with direct Forest Service access. The property is also located within easy driving distance of numerous outdoor activities (Eleven Mile Reservoir and State Park, Spinney Mountain, Antero and Tarryall Reservoirs, South Platte River, Tarryall Creek and a multitude of other public access points for both the motorcycle/ATV or horseback rider). Colorado Springs is an approximate one-hour drive.



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**BRENT  
HEDRICK**

Employing Broker - CO & WY  
Associate Broker - NM

**719-659-7598**

**brent@gwranchandland.com**





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1-877-GWRANCH  
gwranchandland.com