



Eagles Nest Ranch

222.63 ± Acres - Park County, CO



PROPERTY HIGHLIGHTS

- \$ 4,650,000
- Taxes \$2,584
- Custom Log Home
- Adjacent to BLM land
- GMU 581
- Expansive Mountain Views

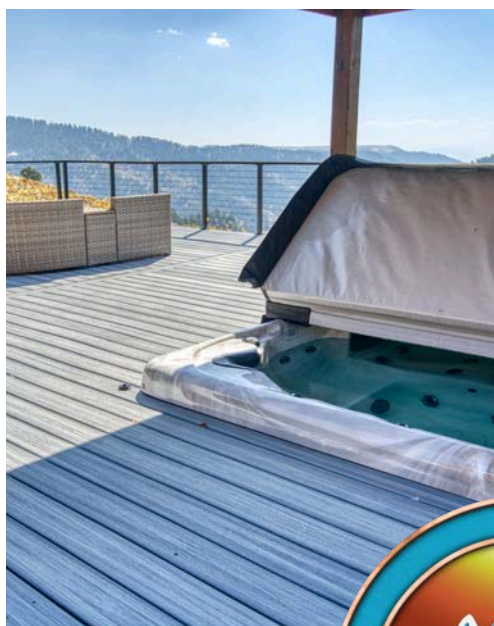
This 222-acre ranch contains varying topography that includes pine and aspen covered hillsides, native grass and wildflower meadows, rolling oak brush hills and rock formations. The elevation of the ranch ranges from 8,600 to 9,200 feet with the cabin thoughtfully placed near the highest point in maximizing the surrounding views. Explore the ranch and adjacent BLM lands on foot, ATV or snowmobile. For the hunter, Elk, Mule Deer, Black Bear, Turkey and Grouse frequent the property. The ranch is located within Colorado Game Management Unit (GMU) 581, which allows for over-the-counter archery, either sex Elk tags (Sept. 2nd -30th 2024). Over-the-counter antlered Elk tags are also available for second and third rifle seasons (Oct. 26th – Nov. 3rd 2024 and Nov. 9th – 15th 2024). Mule Deer and Pronghorn tags are issued on a draw basis. The ranch is not located within an HOA and is unencumbered by a conservation easement. An in-place grazing lease ensures AG exempt status and low annual property taxes.

Improvements consist of a 4,660 +/- square foot custom British Columbian log home that was constructed in 2009 and includes a number of custom details (log shapes, etching, etc.). This two-story, five-bedroom, four and one-half bathroom cabin has a loft and walk-out level basement. The main level includes a spacious living room off of the well-appointed kitchen with the centerpieces consisting of an expansive stone fireplace and picture windows that pull in sweeping views of the Sangre De Cristo Range. The master suite is also situated on the main level and contains an oversized five-piece bath. A substantial deck encircles three sides of the home and can be accessed from the main living area, master suite, rear patio and from the main entrance. The upper floor layout consists of a living area, two bedrooms and two full bathrooms. The walk-out basement level is configured into two additional bedrooms with adjacent full bathroom, game room, workshop and ample closet space for storage.

Other notable property features include:

- Full electrical service with solar system back up and generator
- Direct access to BLM lands
- Radiant in-floor heat
- Fireplaces in bedrooms
- Large, newly installed stone patio, decorative stone propane fireplace, gazebo with hot tub and lighted deck gathering area along the rear of the cabin

Whether utilized as a hunting lodge, executive retreat, high-end short-term rental, or any combination thereof, Eagles Nest Ranch offer numerous possibilities. The ranch is offered turnkey with all furnishings and equipment. Please contact Brent Hedrick or Manny Trujillo for additional information or to schedule your private showing.



BRENT HEDRICK

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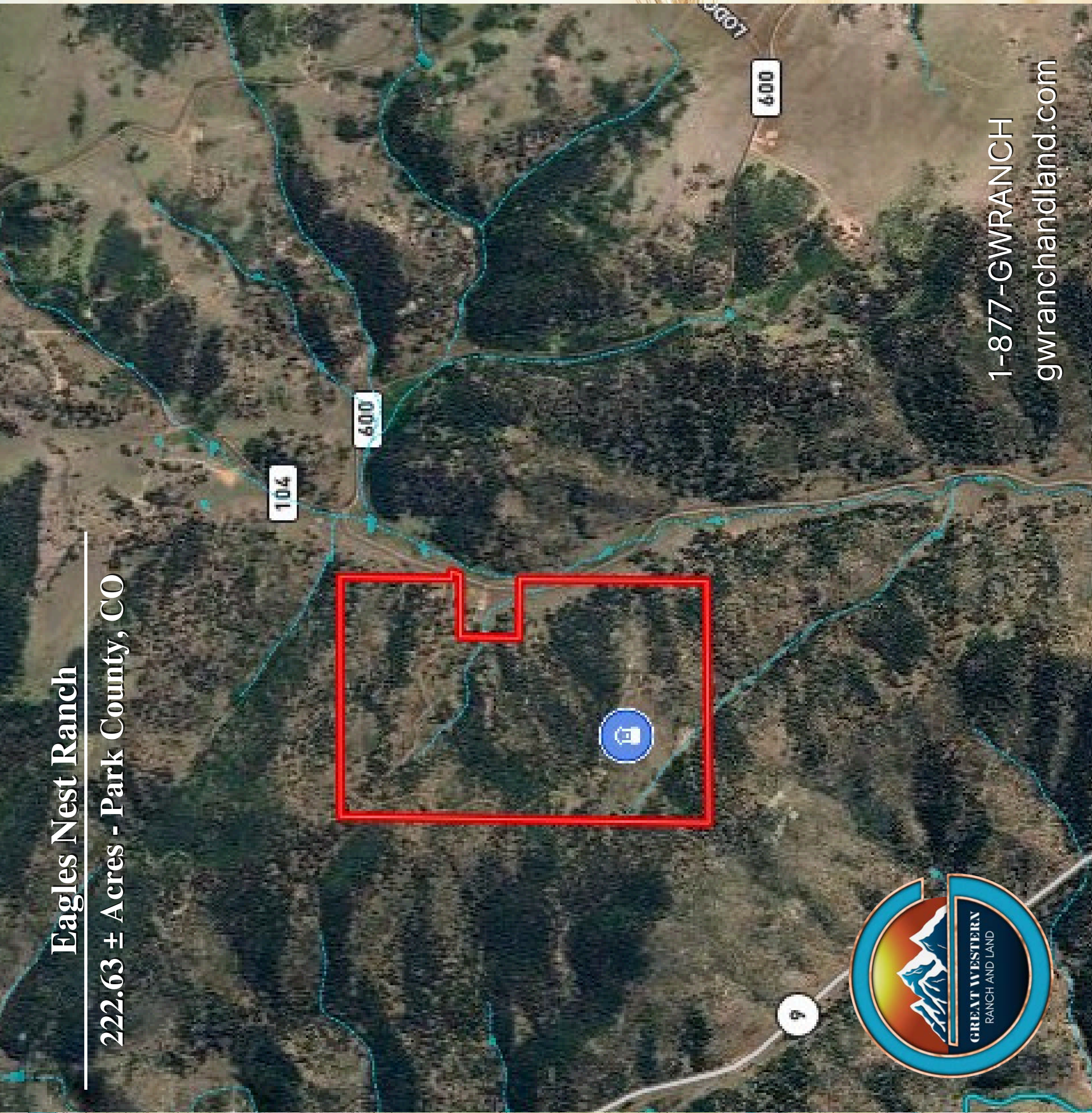
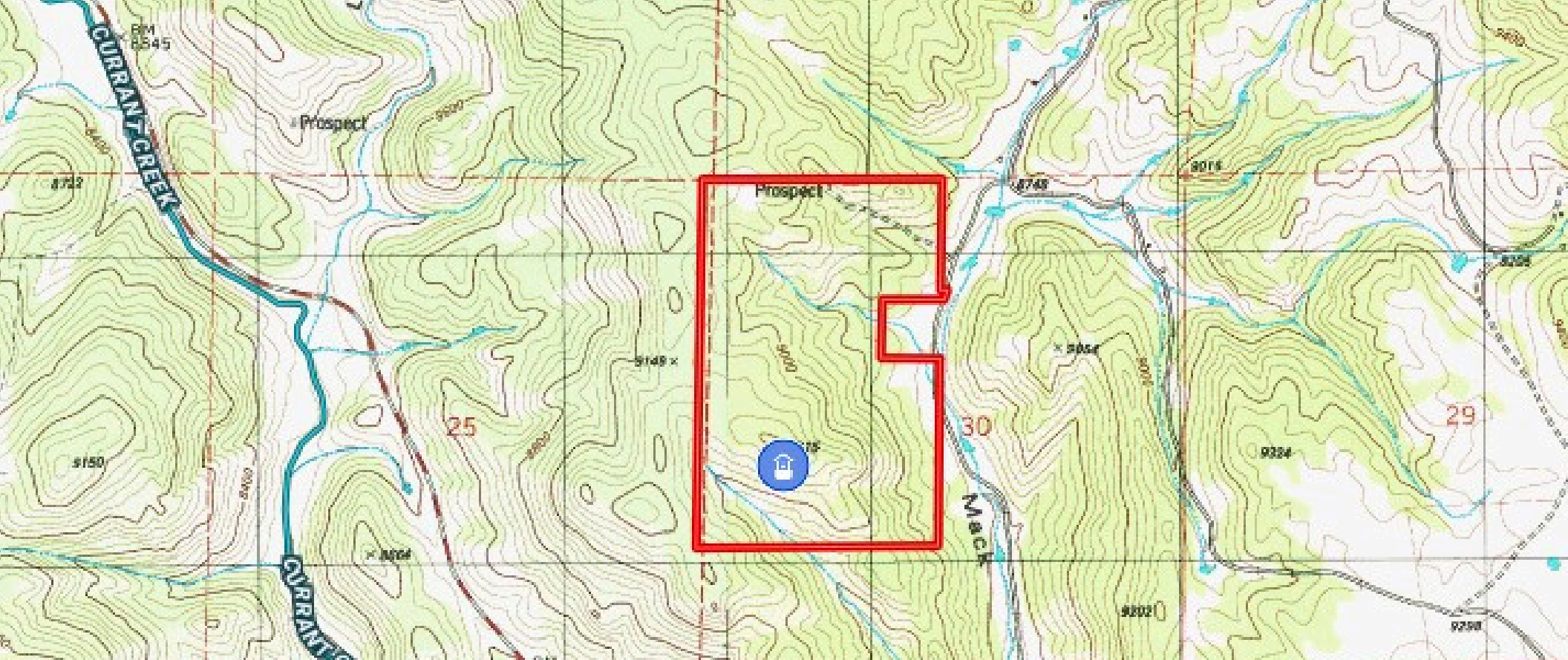


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