



The Ponderosa – 647 Acres

County Road 23, Lake George, CO 80827

People say that the Ponderosa has “The Best Views in Colorado”.

The Ponderosa is 647 acres located two miles north of State Hwy 24. The Ponderosa is approximately 2 miles long (north & south) and a portion is 7/8 mile deep; the balance is 1/2 mile deep. The Ponderosa borders Pike National Forest on the east side. The Pike National Forest is 3,000,000 total acres and runs from the Ponderosa to the suburbs of Denver. The south property line borders a county road for 7/8 mile and is located 2 miles north of Hwy 24. The east property line borders County Road 23 in the Pike Forest for approx. 1/4 mile; you must enter Pike Forest to get to the gated and arched entry of the Ponderosa; this drive is approx. 3.5 miles. There is a new log archway, new gate and new fencing on Hwy 23. The property lies just below the Puma Mountains and Badger Mountain; there are beautiful rock facings to the east of the ranch as you approach the entry. County Road 23 is maintained by the County.

There are many Ponderosa Pines along CR23 in the forest as well as Aspen at the entry to the ranch. There are five log cabin ruins on the ranch. A very good spring is currently used for cattle watering; there are one or two additional springs on the ranch. There are several very good building sites with 180 degree views of the Continental Divide which is, I am guessing, maybe 20-30 air miles away.

March Surveying of Florissant just completed a new survey of the property; the purpose was planning future division of the ranch. There is currently no electric power on the property; homes within a mile or so do operate on power. Mel March of March Surveying is avid reader of the history of this area and located 3 Ute Medicine Tress in the middle of the property. The owner plans to protect these trees with fencing.

No recent appraisal has been done. The owner did take Tom Berg, Conservation Easement Attorney from Colorado Springs to the property. Mr. Berg thought that most of the purchase price could be received back from State and Federal Conservation Easement tax credits. Mr. Berg is a leading CE attorney in CO and sits on a board that negotiates CE'S with the state and federal government agencies.

The ranch is owned free and clear. Taxes last year were \$249.44. The property is leased to Mr. Vern Wagner, Past President of the Cattleman's Association, in exchange for the Agricultural Exemption. It is one hour from Breckenridge skiing. In miles the Ponderosa is located approximately 50 miles from Breckenridge, 60 miles from Colorado Springs, 96 miles from Denver, 40 miles from Woodland Park, 32 miles from Fairplay, 25 miles from Florissant and 21 miles from Lake George.

The owner has received a quote for restoring one of the historic cabins and has been working on preliminary plans for a Ranch Cabin.

The sale price of the property is \$1,595,000, approximately \$2,465 per acre. This is property has much opportunity for appreciation.

