

Eagle's Nest Ranch
5035 County Road 104
Guffey, CO 80820

\$4,650,000
222.630± Acres
Park County



Eagle's Nest Ranch
Guffey, CO / Park County

SUMMARY

Address

5035 County Road 104

City, State Zip

Guffey, CO 80820

County

Park County

Type

Ranches, Recreational Land, Residential Property

Latitude / Longitude

38.7193 / -105.4971

Taxes (Annually)

2584

Dwelling Square Feet

4660

Bedrooms / Bathrooms

5 / 4.5

Acreage

222.630

Price

\$4,650,000

Property Website

<https://www.landleader.com/property/eagle-s-nest-ranch-park-colorado/66777/>



PROPERTY DESCRIPTION

Located just outside of the small town of Guffey, Colorado, the 222-acre Eagles Nest Ranch provides a near perfect mixture of seclusion, wildlife and scenery. The ranch is bound on two sides by thousands of acres of Bureau of Land Management lands for a new owner to explore. The property features a British Columbian log home with luxury features and amenities. Canon City and Woodland Park provide the nearest primary retail services and amenities.

The 222-acre tract 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
- Large, newly installed stone patio, decorative stone propane fireplace, gazebo with hot tub and lighted deck gathering area along the rear of the cabin
- Radiant in-floor heat
- Fireplaces in bedrooms

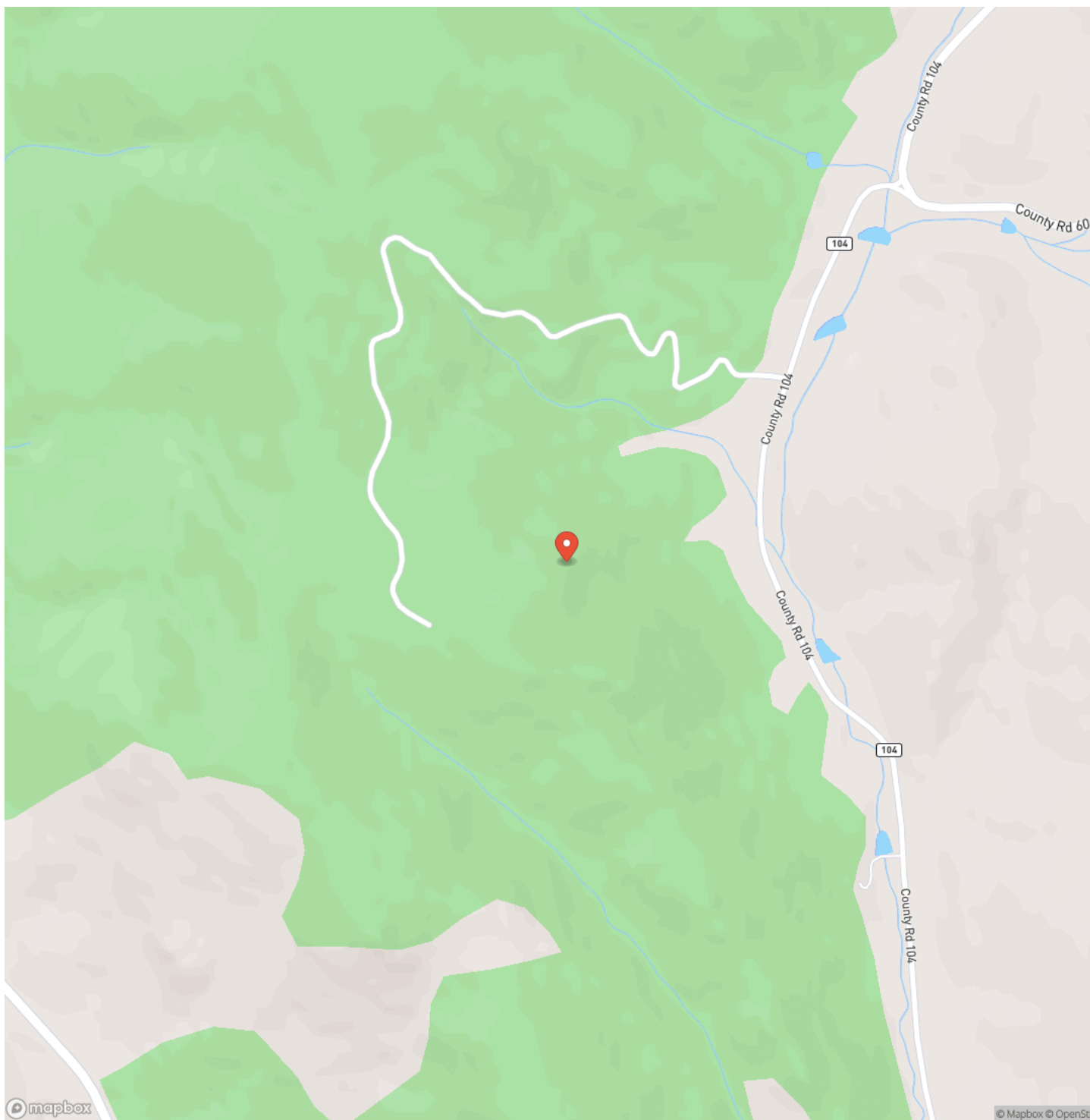
Whether utilized as a hunting lodge, executive retreat, high-end short-term rental, or any combination thereof, Eagles Nest Ranch offer numerous possibilities. The ranch is offered turnkey with all furnishings and equipment. Please contact Brent Hedrick or Manny Trujillo for additional information or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



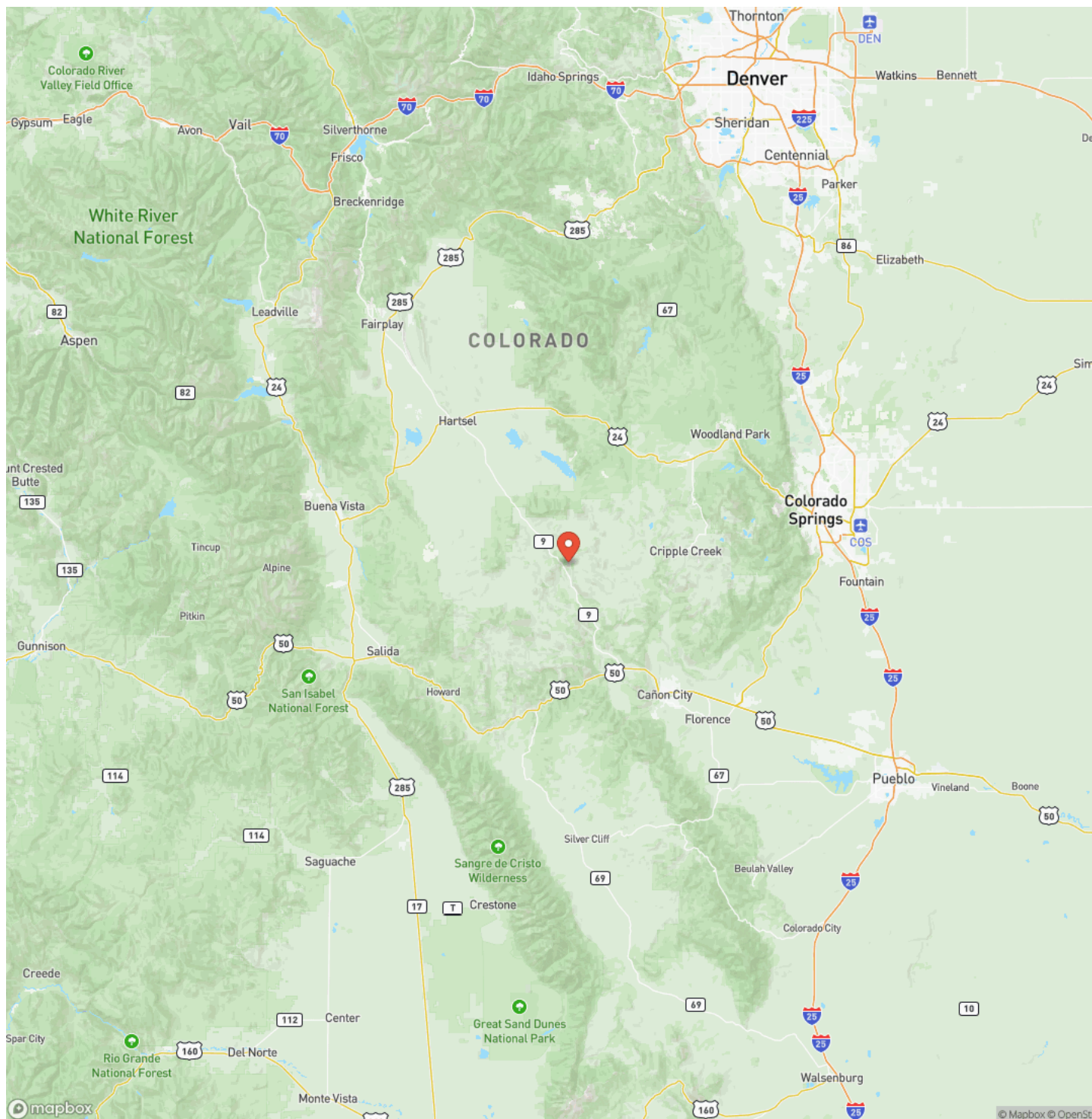
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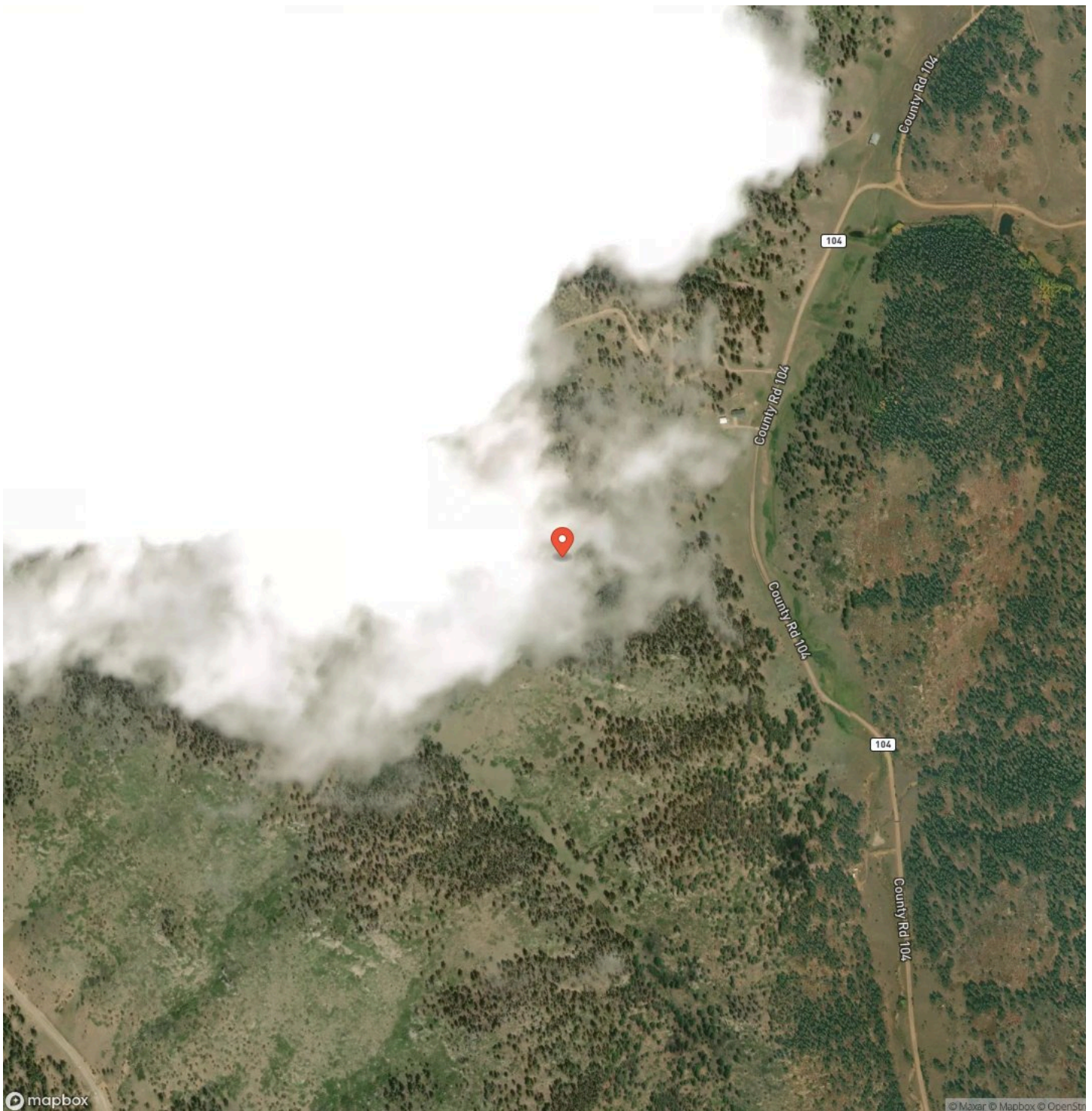
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

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NOTES

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MORE INFO ONLINE:
www.gwranchandland.com

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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