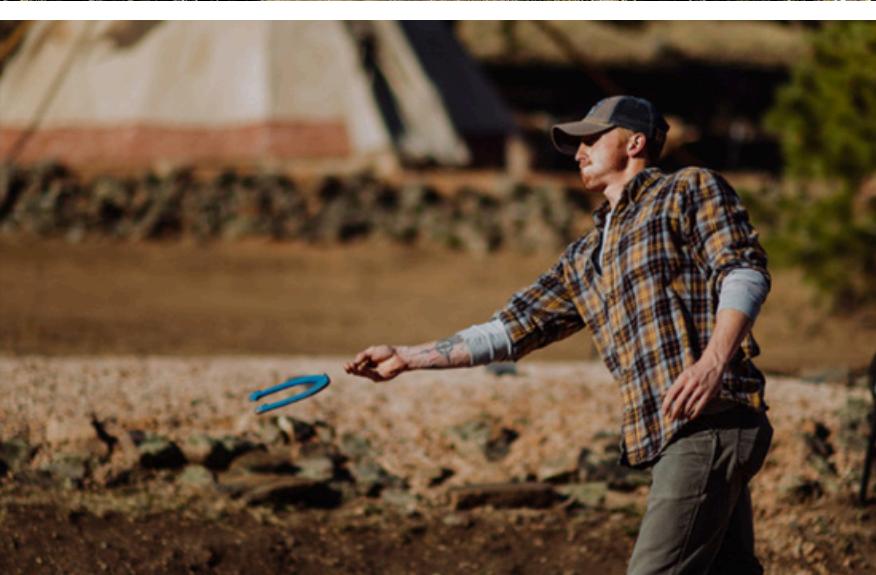


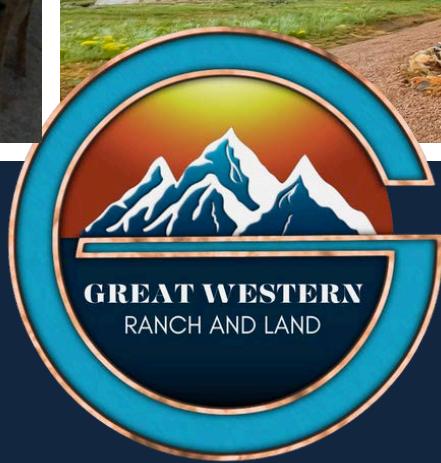


## Bison Creek Lodge at Puma Hills

36.72 ± Acres - Lake George, CO



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## LOCATION

The 36.72-acre Bison Peak Lodge is located in the picturesque Tarryall Creek valley of central Colorado and is directly bound on three sides by Pike National Forest. The Denver and Colorado Springs metropolitan areas are an approximate 90-minute drive from the property. Year-round access is provided by Park County (maintained) Road 77 via US Highway 285 from the town of Jefferson, or US Highway 24 near Lake George. The Tarryall Reservoir State Wildlife Area is positioned a short four-mile drive from the resort where guests can enjoy boating, fishing and hiking opportunities. Tarryall Creek meanders along County Road 77 and provides numerous public access points for additional fishing opportunities. Further, Pike National Forest and the Lost Creek Wilderness Areas comprise over 1,000,000 acres and surround the Tarryall valley offering a multitude of recreational endeavors (motorcycle/ATV'ing, horseback riding, hiking, etc.).



## LAND

The 36.72-acre resort parcel is situated in an idyllic setting with exclusive walk-in access to the surrounding Pike National Forest. A complimentary mixture of pine and aspen forests and rock outcroppings directly abut the site with the willow lined Second Creek traversing the property from west to east flowing towards Tarryall Creek. Second Creek is a seasonal flow stream that serves to fill beaver ponds, one of which has been stocked with trout. On grid electricity has been extended throughout the property with Starlink providing wi-fi service. Water service is provided by a well permitted for domestic and commercial use as approved through the Upper South Platte Water Conservancy District.

The resort has been granted a Conditional Use Permit (CUP) through Park County. The CUP allows the resort to operate as both a retreat center and commercial campground (in perpetuity). Per the CUP, Phase I of an expansion can accommodate approximately 20-25 camping teepees and/or platform cabins. There are currently (19) pre-developed sites containing utility extensions ready for immediate expansion. Phase II of the expansion allows for 25 additional luxury teepees and/or platform cabins, which will similarly have access to utilities.





## RESORT

From traditional rooms to modern glamping units, Bison Peak offers a number of hospitality choices ranging from luxury rooms and ornately decorated cabins, fully appointed teepees, Conestoga wagon cabins, geodome tents and individual campsites. The property was originally constructed in 1940 and 1998 and has undergone a comprehensive expansion and renovation starting in 2018. The 4,050 square foot Bison Peak Lodge features a large guest reception area adjoining an expansive rock fireplace, commercial grade kitchen, game room, loft library and several walkouts to patio spaces that provide unobstructed mountain views. Furnishings, décor and artwork can be described as top quality and present a consistent theme throughout.

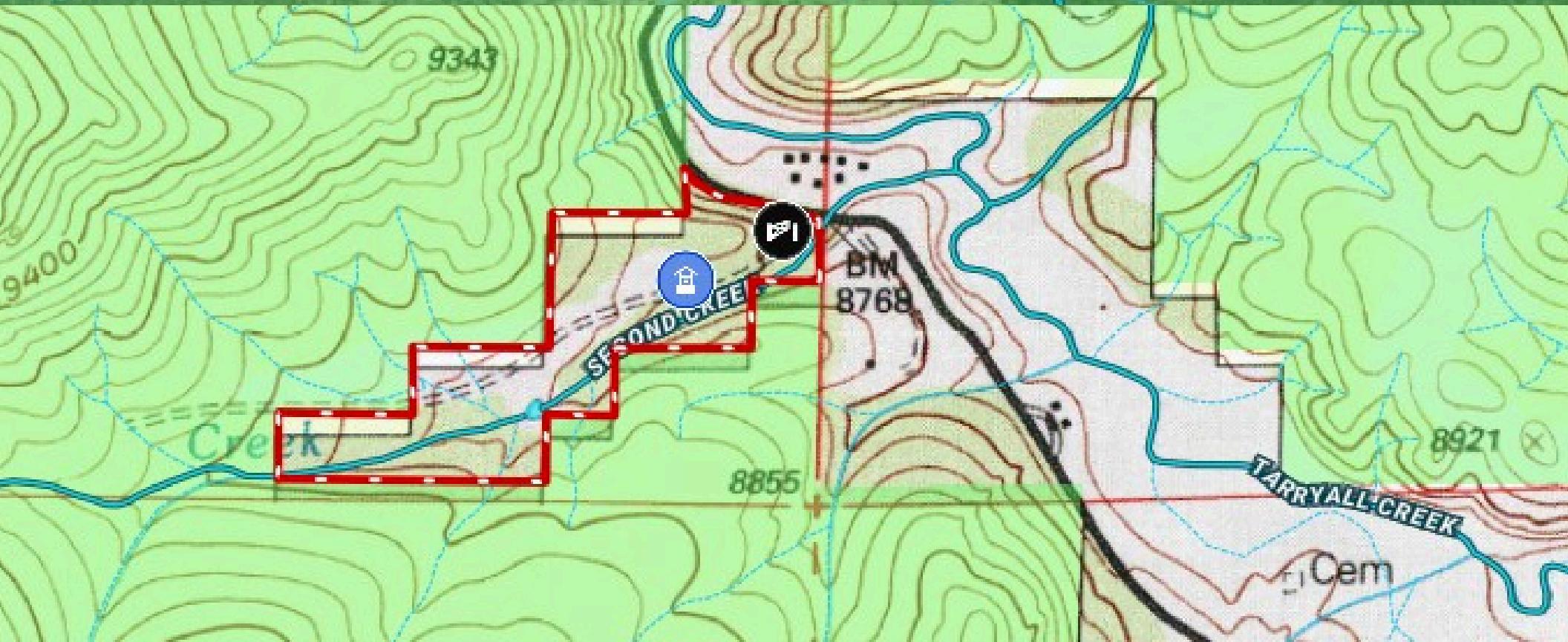
The Nuche Pavilion event center was newly constructed in 2022 and can accommodate gatherings of up to 100 guests. The building spans 3,478 square feet though is divisible down to small break-out rooms along with an upper-level mezzanine. Additional features include a prep kitchen and beverage service area, men's and women's restrooms, extensive covered porch space, roll up glass doors (in bringing the outside in) and unique preserved moss walls. The event center provides a level of detail that is readily noticed from the sprawling wood beams, custom iron work, light fixtures, premium accent furnishings and decor. The thoughtfully landscaped areas adjoining the event center offer additional seating/gathering spots centered around a large-scale water feature.

For outdoor events, the resort offers (3) tents, the largest of which can accommodate up to 200 guests (Sperry Tent). Additional resort amenities include outdoor fire pits, a walk-in cooler and freezer, game areas, a fishing pond, shower and restroom facilities, hiking trails and wildlife viewing.





**Bison Creek Lodge at Puma Hills**  
 **$36.72 \pm$  Acres - Lake George, CO**



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