



LIVE WATER
PROPERTIES

HUNTING | RANCHING | FLY FISHING | CONSERVATION

TARRYALL FISHING RETREAT

JEFFERSON, COLORADO

240 ACRES | \$5,935,000

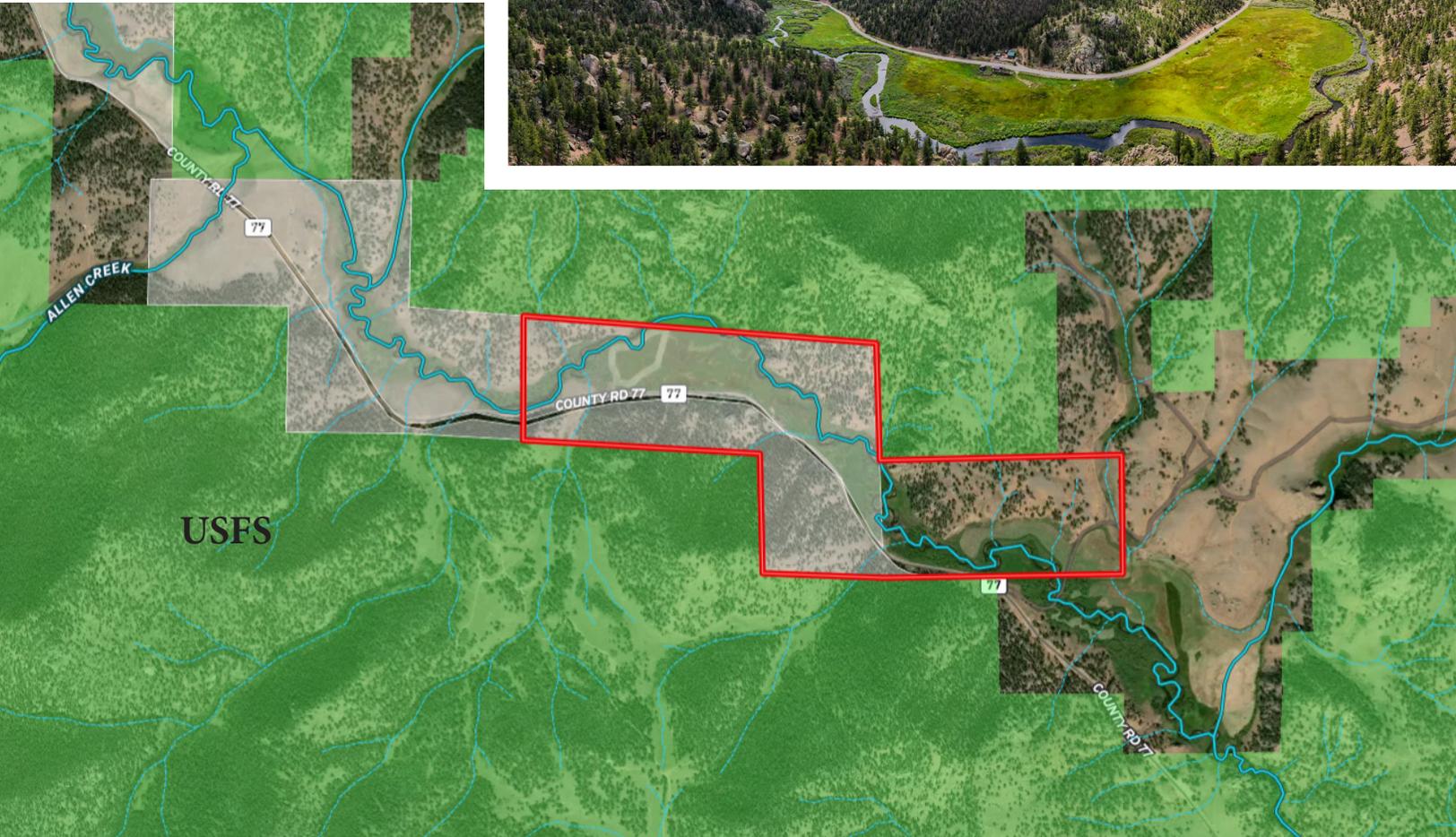
Located in the pristine Tarryall Valley, known for picturesque views, productive agricultural operations and private fishing enclaves, Tarryall Fishing Retreat offers exceptional fishing in close proximity to Colorado's Front Range. Comprised of ±240 acres and highlighted by nearly 1.7 miles of both side of Tarryall Creek, this pristine sporting retreat is bordered to the north and south by Pike National Forest. The ranch owns 4 c.f.s of water rights, dating back to 1879, utilized to irrigate approximately 54 acres of hay meadows along the riparian corridor. Overlooking the largest irrigated meadow with views to towering rock outcroppings along the river is a refurbished two-bedroom, one bathroom cabin. The log cabin maintains the character of the original 1910 construction with modern features now in place for comfort and functionality. With pristine, private trout fishing for nearly two miles, historic improvements with modern conveniences, senior water rights, inspiring mountain views and shared boundary with vast public land Tarryall Fishing Retreat is a rare offering in close proximity to Denver and Colorado Springs.

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