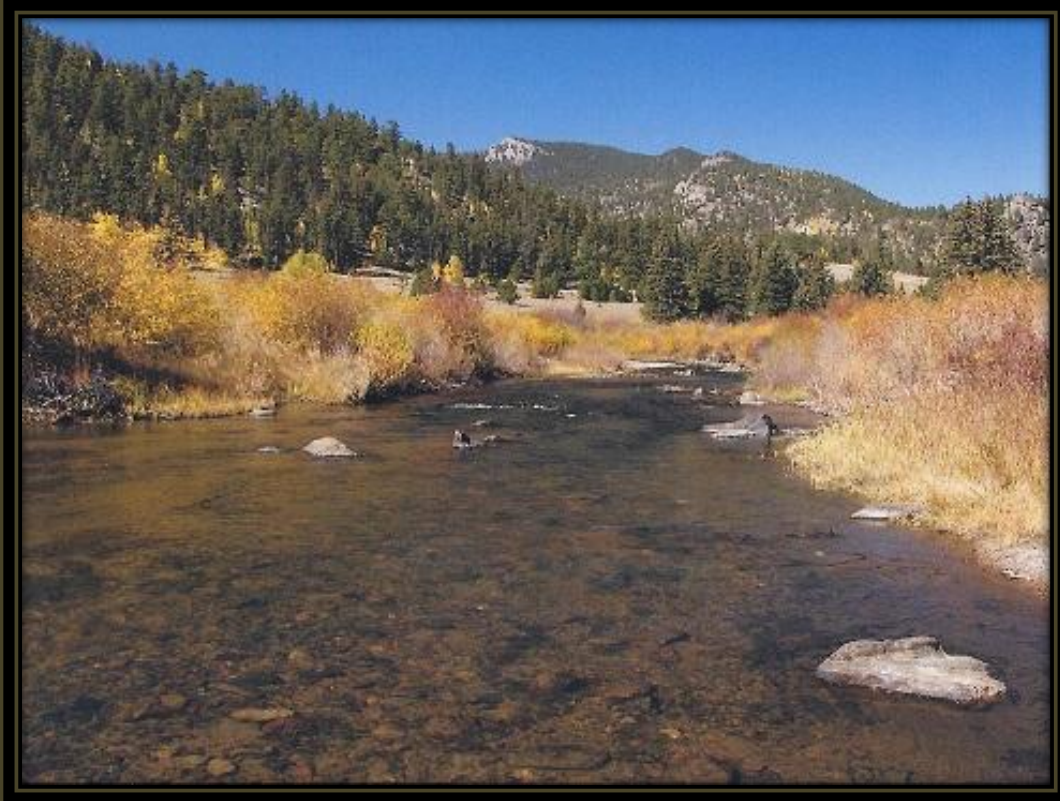


Tarryall River House Ranch

Lake George, Colorado



Introduction

Imagine freely-rising brown and rainbow trout on a broad Rocky Mountain meadow stream. As you rig up in the cool morning air, you notice two mule deer fifty yards upstream, cautiously making their way to drink from the stream. The valley is entirely silent, except for the gentle slosh of your wading boots as you position yourself into range of the nearest rise.





Imagine your first cast, as your #18 Blue Winged Olive Parachute barely dimples the water upstream of the rise. A bulge appears, your fly disappears, and you raise your rod high. The heavy trout surges toward the bank, but you're able to turn him to the middle of the stream, and eventually into your net.



It's a solid brown, 18 or 19 inches. You gently rock the big brown back and forth until he flexes his tail strongly and makes a deliberate beeline for the bank. You straighten up and spot the next enticing ring on the water.

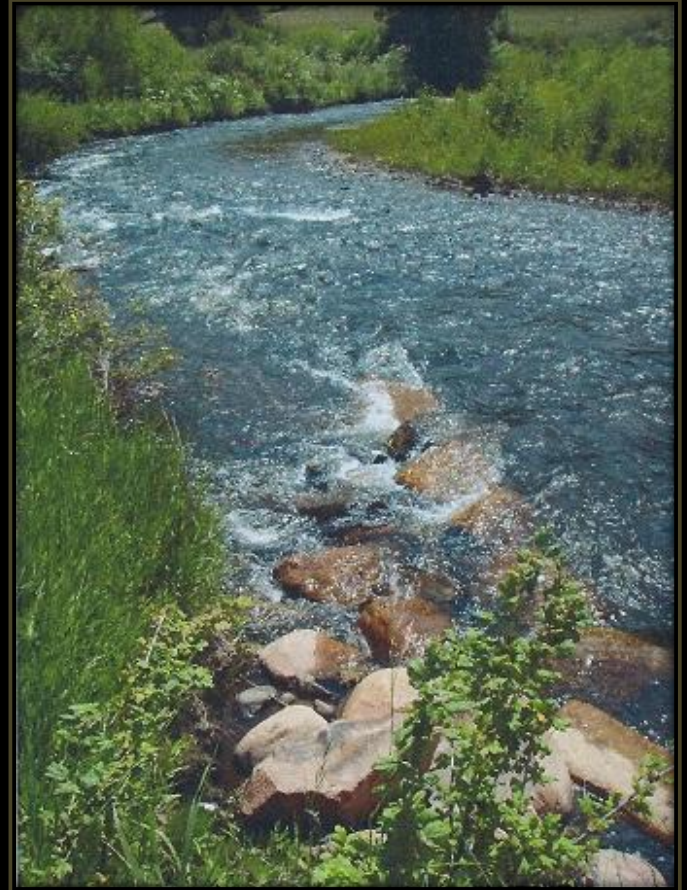
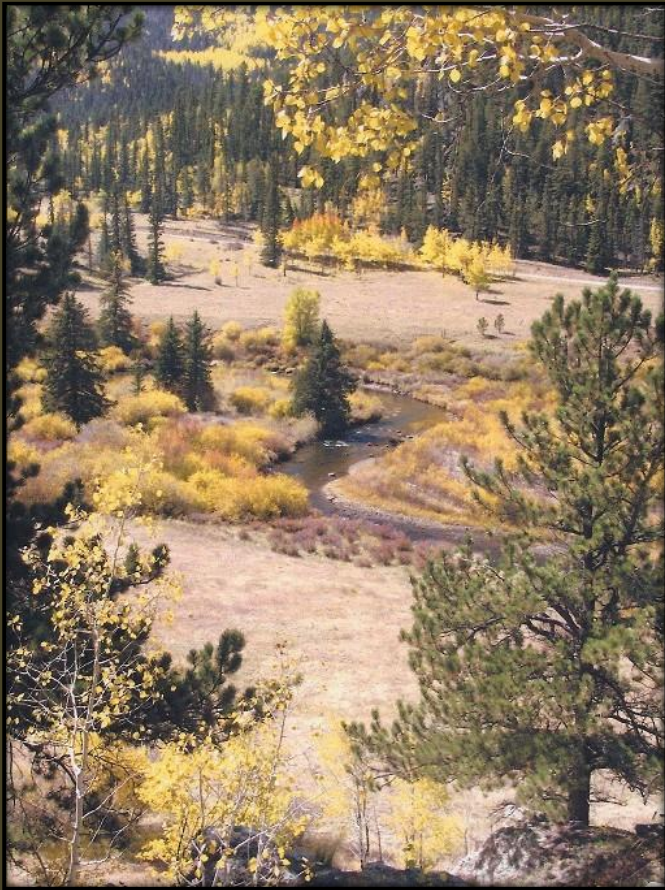




Introduction Cont.

Now imagine this scene taking place only ninety minutes from the largest city in the Rockies. You're at the Tarryall River House Ranch, a jewel of a flyfishing property in the quiet Tarryall Valley in Colorado's Park County. Just the other side of the Tarryall Range, traffic is heavy between Denver and Colorado Springs. But here, at 8700 feet, you're a world apart, and the only traffic you'll meet is a herd of bighorn sheep on County Road 77.





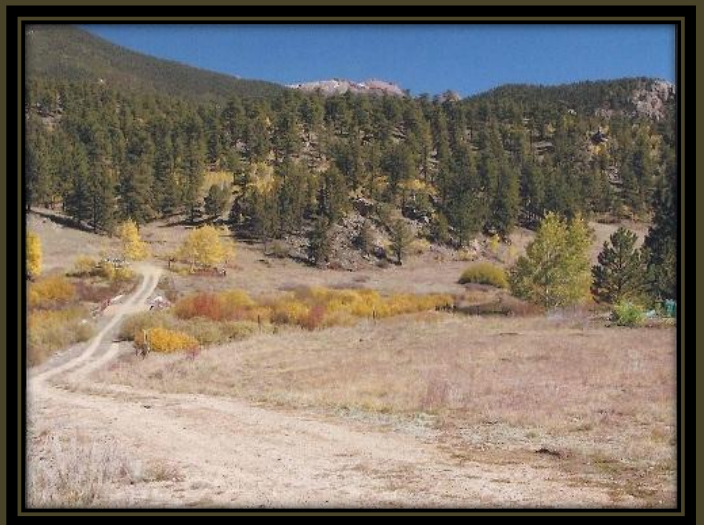
Fly Fishing

The Tarryall River House Ranch encompasses about 20 acres of valley bottomland under conservation easement and one-third mile of Tarryall River, a rich, 30-foot-wide stream with a large population of 10- to 20-inch brown and rainbow trout, and a few river pike. The stream is easy wading, and is accessible to all skill levels of anglers. The stream has been managed as a fly fishing, catch and release only water for several years, and the trout are in excellent condition.



Hunting / Recreation

As superb as the stream fishing is at the ranch, much more is available. The ranch adjoins the Pike National Forest, with deer, elk, bear, mountain lion and bighorn sheep hunting. The rugged Lost Creek Wilderness is only a half-mile distant. Lake fishing is available at Tarryall Reservoir, just five miles upstream. Hiking, equestrian and mountain biking opportunities are plentiful.





Improvements

A recently renovated, log sided home is a highlight of the ranch. It comes fully furnished, has two bedrooms, one bath, dining and living areas, office, mudroom and a spacious deck overlooking the river. A horse barn complements the home, and two pastures are fenced for grazing.



Dave Harrigan / Hunter Harrigan

(800)524-1818 / www.harriganland.com



Price

In short, the Tarryall River House Ranch is ready to go as a perfect fly fishing retreat so close, yet so far from the city. Denver is ninety minutes away, Woodland Park forty, and Colorado Springs sixty. Access is year-round, power and phone are in place.

Imagine yourself at the Tarryall River House Ranch. Stay for the weekend, or stay for a lifetime. This valley will capture your heart.

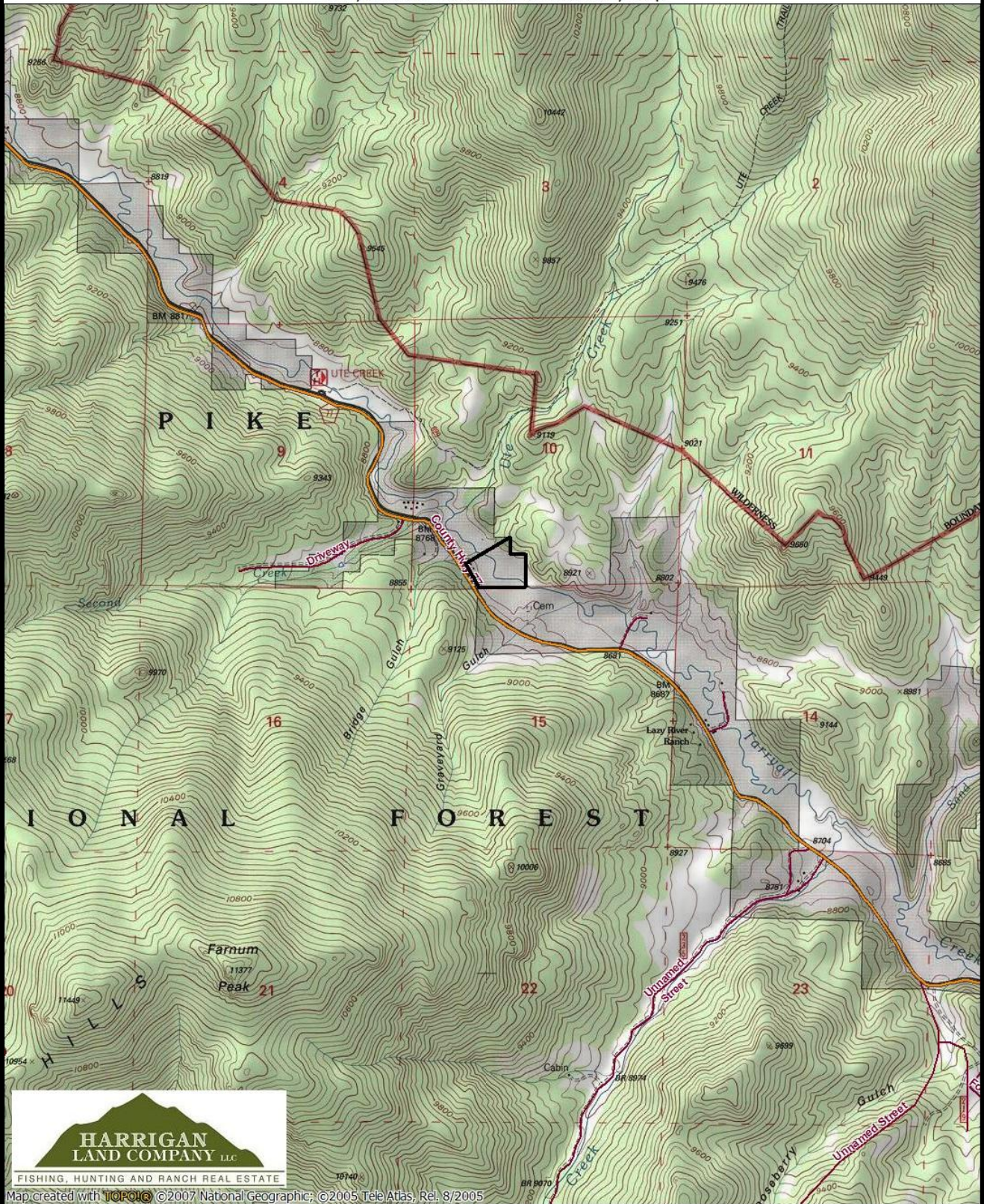
\$595,000



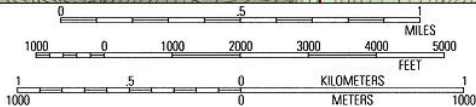
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Tarryall River House Ranch Boundary Map



Map created with **TOPOLOGIC** ©2007 National Geographic; ©2005 Tele Atlas, Rel. 8/2005

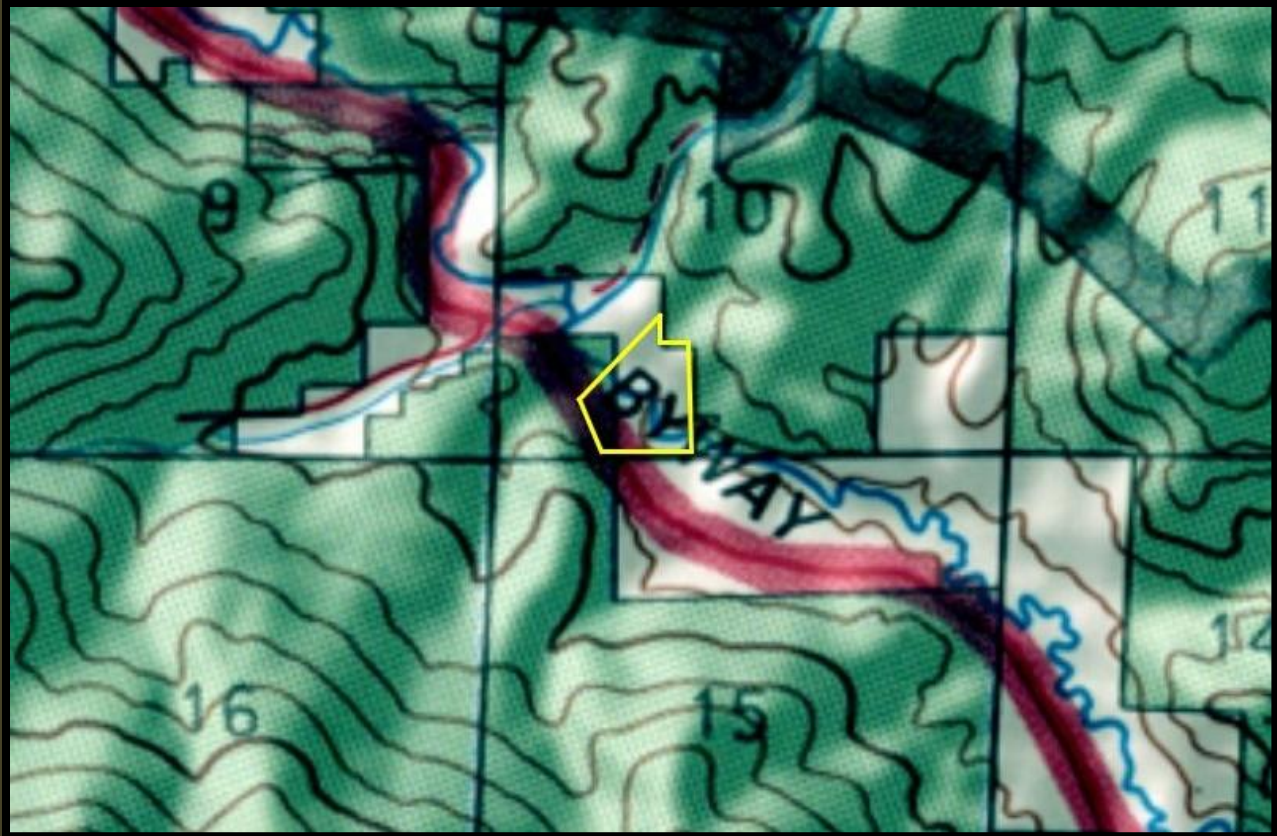


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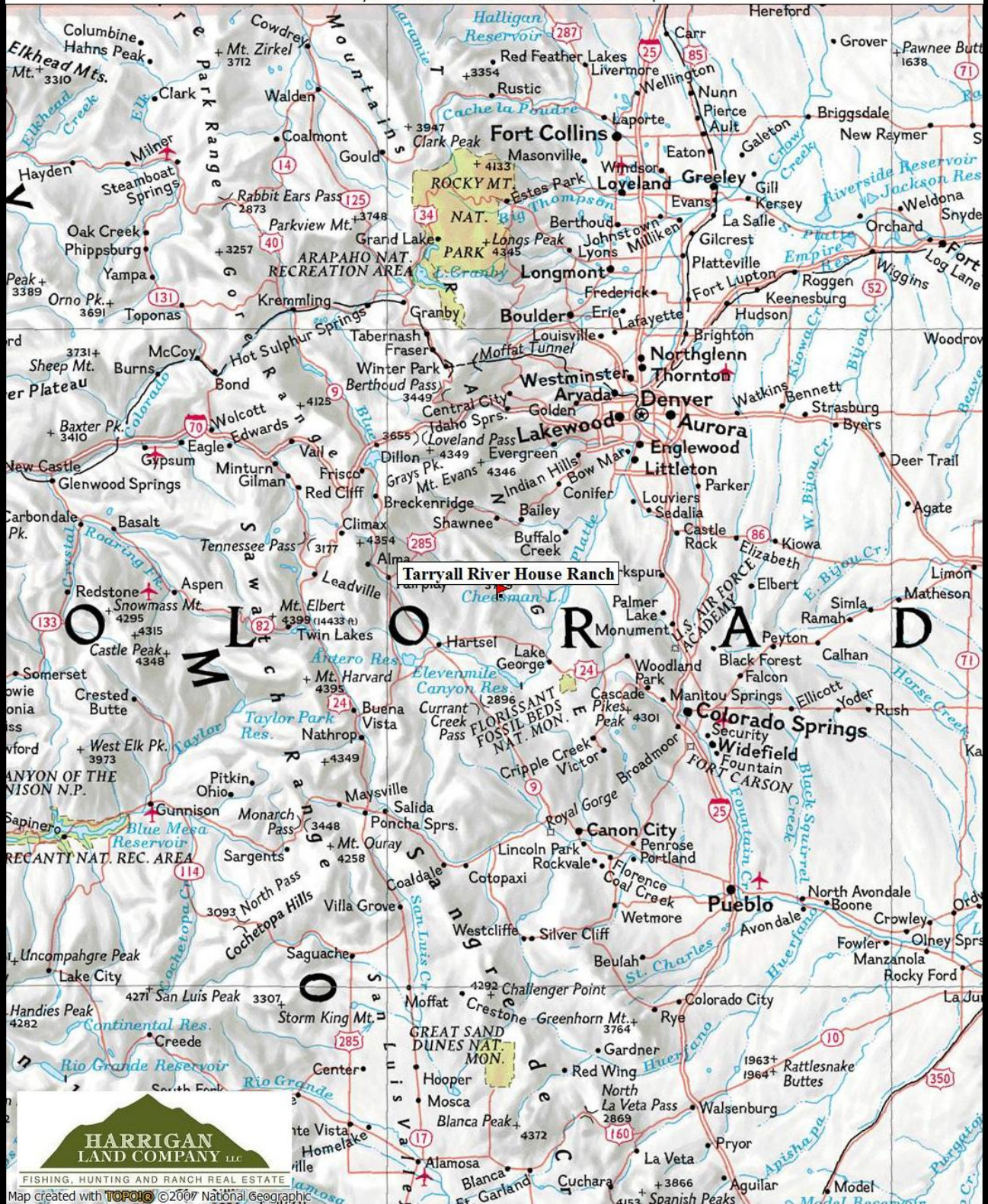
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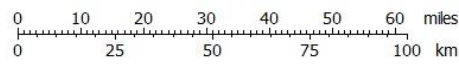
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Tarryall River House Ranch Location Map



HARRIGAN LAND COMPANY LLC
FISHING, HUNTING AND RANCH REAL ESTATE
Map created with **TOPO** ©2007 National Geographic



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