



J Diamond B Ranch

LAKE GEORGE, COLORADO

LIVE WATER
P R O P E R T I E S



Hunting | Ranching | Fly Fishing | Conservation

J Diamond B Ranch

Lake George, Colorado

448 Acres | Listing Price: \$6,895,000



Contact

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J Diamond B Ranch offers a rare combination of highly sought after features highlighted by ± 1 mile of fully-enhanced private fishing on Tarryall Creek, ± 6 miles of shared boundary with Pike National Forest, sweeping mountain views, a charming turn-key home and historic water rights. The ranch is the “total package” with proximity to Colorado’s Front Range, nearby skiing, and direct access to extensive public land for hiking, horseback riding, and hunting. The fishing is excellent, the views are inspiring, and wildlife abounds – J Diamond B is an ideal sporting retreat for an incoming family or would work well shared among several families.







Acreage

J Diamond B Ranch is a diverse property encompassing rich riparian corridors, irrigated meadows, aspen groves, ponderosa-covered hillsides, rock outcroppings, and boulder fields. Abundant water resources- Tarryall Creek, Marksbury Gulch, and O'Brien Gulch- make it an oasis and popular destination for wildlife. The deeded property extends from both sides of the watercourses and includes the adjoining valley floor, stretching up into the timbered hillsides. Pike National Forest surrounds approximately 75% of the ranch, with the remaining portion neighboring private parcels. The deeded land's elevations range from 8,230 to 8,650 feet. While Tarryall Creek Ranch has primarily served as a family retreat, current sources of income include hay production and limited cattle grazing on portions of the ranch located away from Tarryall Creek.





Improvements

The improvements on the ranch form a compound that serves as a “base camp” for a host of adventures on the property and nearby. Tasteful landscaping creates an atmosphere that helps to blend the area with the surroundings. Although not functional, a historic windmill stands tall overlooking the ranch and is a gentle reminder of years past that adds a unique charm to the landscape. The compound has the essential infrastructure including a septic system, two propane tanks (1,000 gallons and 500 gallons), Viasat Wi-Fi, and a reliable domestic well for water supply.



The primary residence, an endearing ranch home originally built in 1931, underwent a complete renovation in 2012, bringing together timeless allure and modern comforts. The residence features five bedrooms—two downstairs and three upstairs—offering ample accommodation for family and friends. The home includes two full bathrooms. At approximately 1,900 square feet, the home exhibits a tasteful yet unassuming design. The hydronic in-floor heating ensures warmth during colder seasons, while the living room’s classic wood burning stove adds a rustic ambiance. The full-height basement offers storage space and the ideal temperature for wine storage. There are inspiring views of Tarryall Creek, Pike National Forest, and Lost Creek Wilderness from the kitchen, living room, and dining room. These captivating scenes constantly remind one of the adventures that lie beyond the doorstep. The backyard of the primary residence features a spacious outdoor area with a large stone fireplace, adding a beautiful and practical entertainment space.



There are two outbuildings within the compound. The first is situated above the home on a small hill. This historic barn has two large bays, offering space for storing equipment. Adjacent to the first barn, a stone-finished outdoor area provides a peaceful spot to enjoy cocktails with family and friends while appreciating the views of Tarryall Creek. A secondary garage serves multiple purposes. It provides a separate room for putting on gear, storing rods and waders. It is also a great place to prep for a day on the water and to share stories of the big ones landed and those that got away after a productive evening hatch. The thoughtful design of the structure includes doors on both sides of the two bays, allowing for easy access and smooth movement of equipment.









Location

Located approximately eight miles north of Lake George in Park County, J Diamond B Ranch sits along the banks of Tarryall Creek. The property offers convenient paved road access from Denver via US-285 and US-24 from Colorado Springs, connecting both the north and south to CR-77. However, CR-77 is not a major thoroughfare, most traffic from Denver continues on US-285, and traffic from Colorado Springs heads west on US-24. The ranch shares over six miles of boundaries with Pike National Forest and is downstream of Tarryall Reservoir. The town of Lake George is within a short reach for gas and basic provisions. The vibrant mountain community of Woodland Park, less than 30 miles to the east, offers shopping and restaurants. Breckenridge Ski Resort lies 75 miles to the northwest.

The Tarryall Creek Valley offers an iconic western landscape with a meandering creek flowing through pastures primarily used for hay production and cattle grazing. It provides a rare combination of accessibility, location, and tranquility.

J Diamond B Ranch is positioned within the neighboring boundaries of Pike National Forest to the east and west, with private ownership upstream and downstream of the subject property. The valley floor is dotted with ranches, while the upper elevations are public lands – both USFS and designated Wilderness area. Several ranches in the valley have conservation easements, ensuring the preservation of the valley.



Water Resources

While Tarryall Creek is the centerpiece of the property, two spring-fed drainages- the Marksbury and O'Brien Gulches- carry water through the property and into Tarryall Creek. The gulches allow for significant irrigation through subsurface flows. O'Brien Gulch feeds two ponds in the southern part of the property, which can provide water to wildlife or livestock and make for exciting stillwater fisheries. Water rights include a junior right to 8 CFS from Krebill Ditch and flows from five springs.



Live Water

Tarryall Creek flows over a mile through the property and is a primary tributary to the South Platte River. The entire length of the fishery has been fully enhanced, creating countless fishable features from deep holes to undercut banks. Originating from the snowmelt in the high peaks of the Continental Divide, the Tarryall gains strength from various tributaries draining from the Kenosha and Tarryall Mountains before reaching the property. The ranch is downstream from Tarryall Reservoir, which serves as a large silt trap capturing a lot of sediment, particularly during high flow, run-off events in the late spring. The predominance of private ranches in the Tarryall Creek Valley ensures a low-pressure fishery.

The ranch's fishery exhibits various diverse characteristics, ranging from meandering, low-gradient sections to steeper segments with coarse materials such as boulders and cobble. Measuring an average width of 30 feet and a depth of one to seven feet, Tarryall Creek on the ranch features deep corner pools in the meanders and productive riffles in the straight sections. Certain sections fish like pocket water ideal for "high sticking", while other runs are long and open, providing an excellent venue for long casts to unsuspecting rising fish.

Tarryall Creek is an fantastic dry-fly stream. Fish also respond favorably to nymphs and streamers, and in the mid-summer hopper/dropper fishing is about as fun as it gets. The stream boasts an impressive population of sizable rainbow and brown trout and a few brookies, making it action packed for both novice and expert anglers.





Hunting & Wildlife

GMU 50 is known for its high-quality elk, mule deer, and pronghorns. The unit comprises significant private land and several state wildlife areas. It serves as wintering grounds for deer and elk, making it ideal for late-season hunting. GMU 50 features aspen stands and dense timber, providing suitable cover for the game. Drawing a license for archery, first, and second rifle seasons, usually requires 0 to 1 preference points, while third and fourth rifle seasons typically require 1 to 3 preference points. Landowner vouchers can also be pursued; the ranch qualifies and has historically received landowner vouchers.





Summary

J Diamond B Ranch is an exceptional fishing retreat, boasting a private A+ fishery that has been thoughtfully enhanced and managed, spanning over a mile. The ranch encompasses ± 448 acres and is nearly surrounded by National Forest, creating a haven for elk, deer, and bighorn sheep. The property offers a harmonious blend of topography and vegetation- featuring irrigated meadows, aspen groves, and timbered hillsides adorned with rock outcroppings. Despite its secluded setting, the ranch provides convenient access, located within easy driving distance from Denver, Colorado Springs, and Breckenridge. With its secluded location and quality fishing opportunities, J Diamond B Ranch stands as a prized destination for those seeking a private fishing and outdoor recreation experience in the beauty of Colorado's natural surroundings.

Property Details

Lake George, Colorado | 448 Acres

Listing Price: \$6,895,000

Taxes: \$2,933 in 2023

IMPROVEMENTS

Renovated 5 bedroom and 2 bathroom farmhouse

ACREAGE

±448 acres

8 CFS water rights

Hay production and cattle grazing

Pike National Forest surrounds 75% of the ranch

RECREATION

Private fishing on Tarryall Creek, which flows over a mile through the property

GMU 50 is known for its high-quality elk, mule deer and pronghorns

Surrounded by USFS with large trail system

LOCATION

Two-hours from Denver, CO

One-hour from Colorado Springs, CO

CONTACT

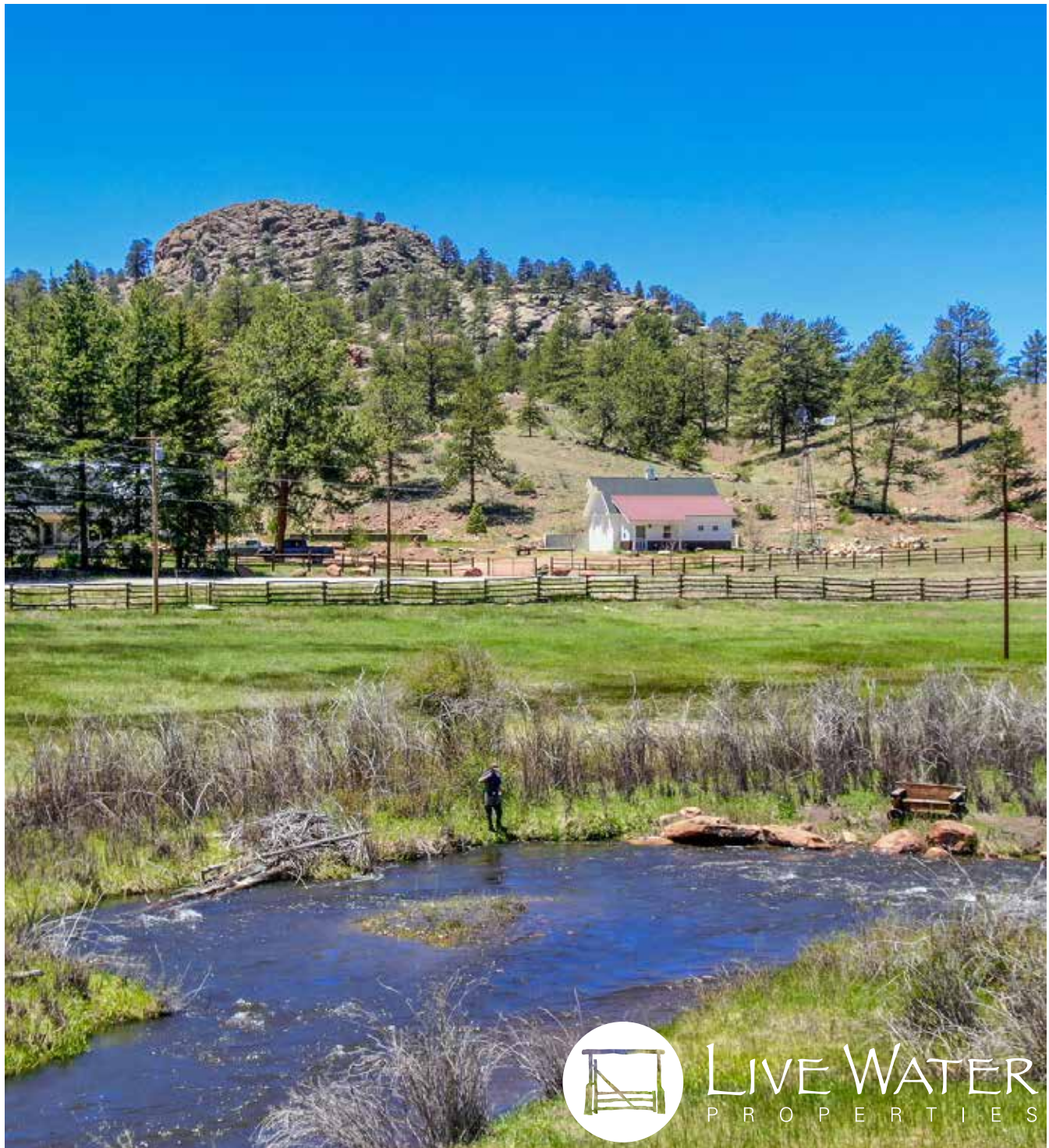
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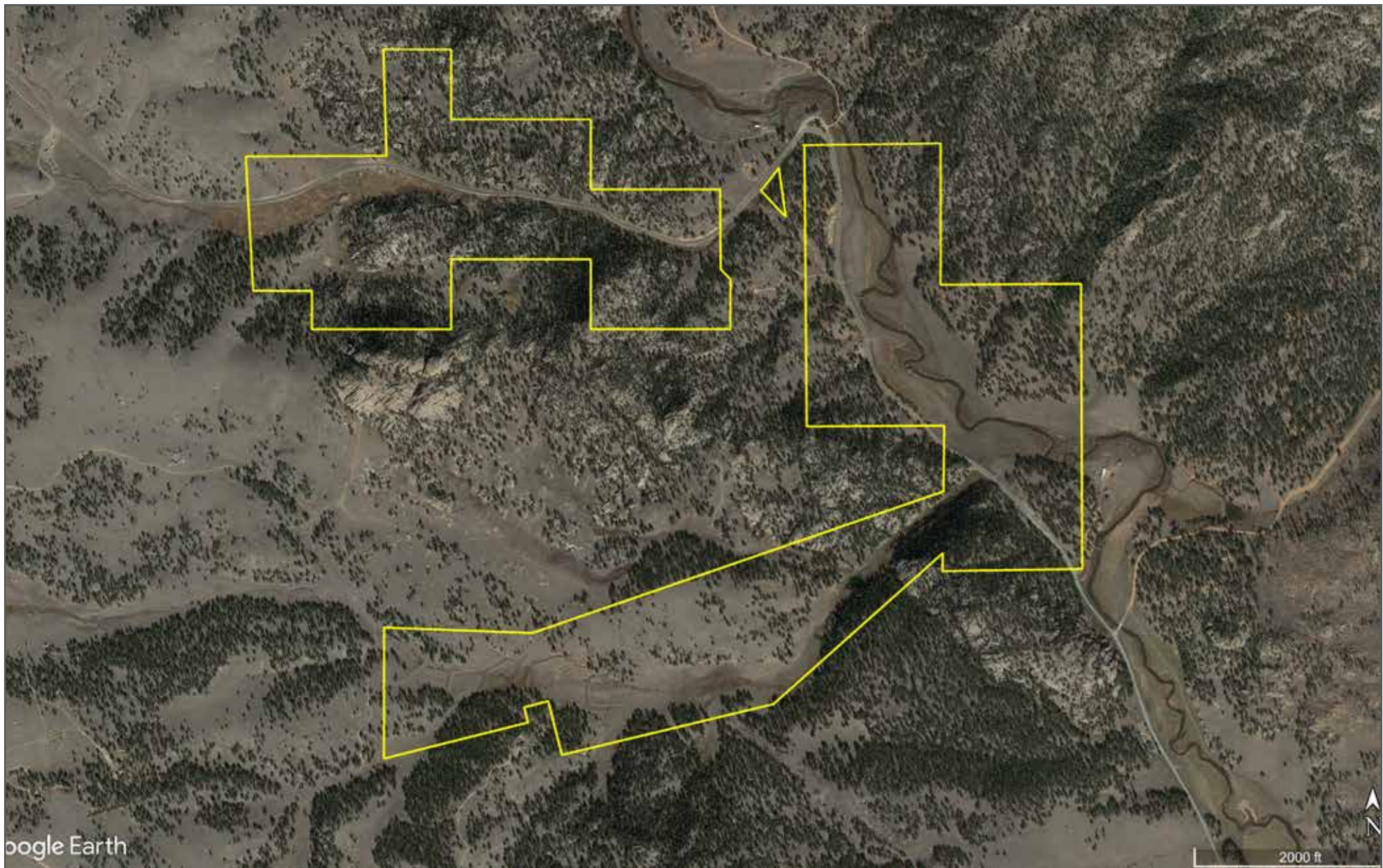
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J Diamond B Ranch - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



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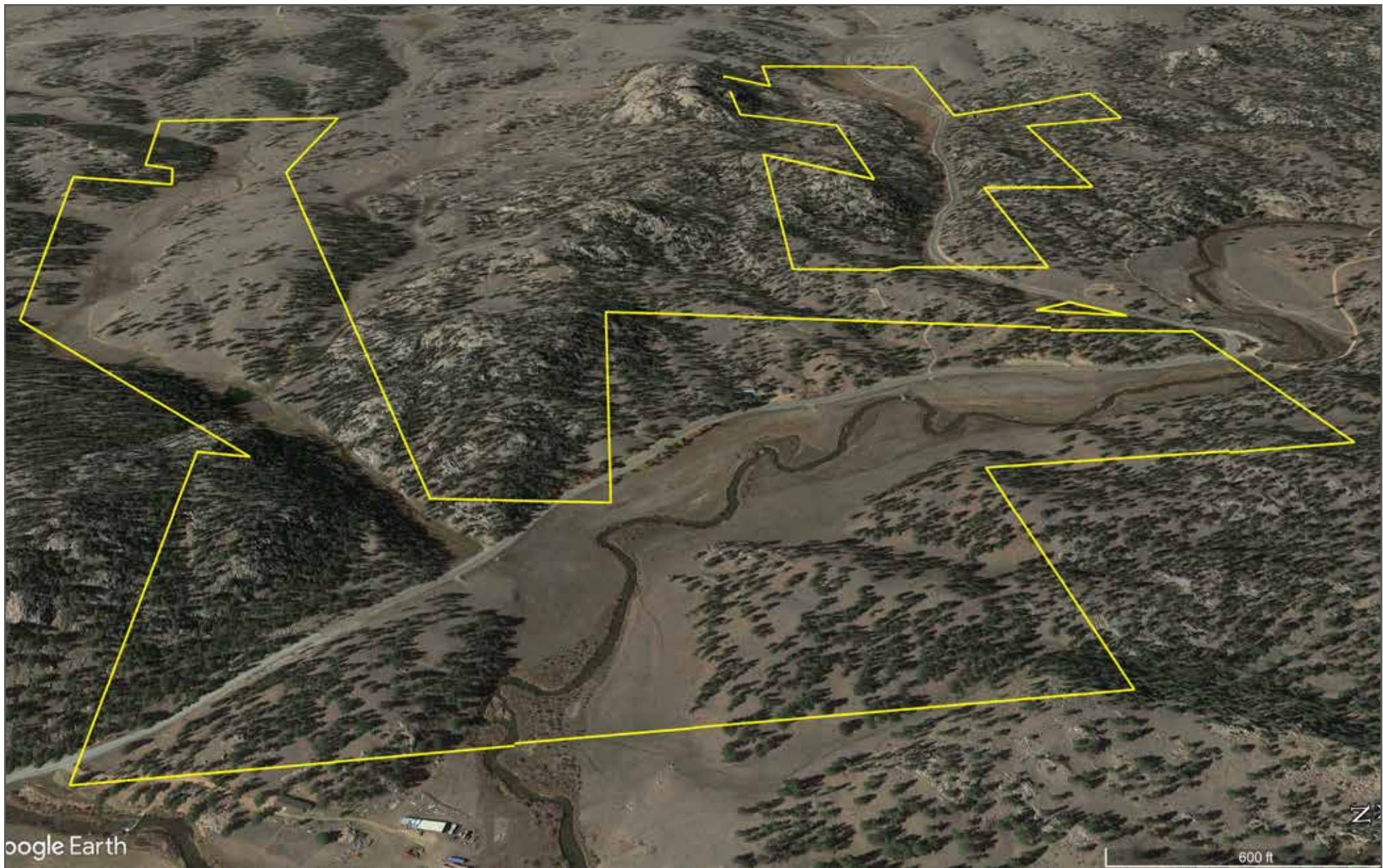


J Diamond B Ranch - Location Map

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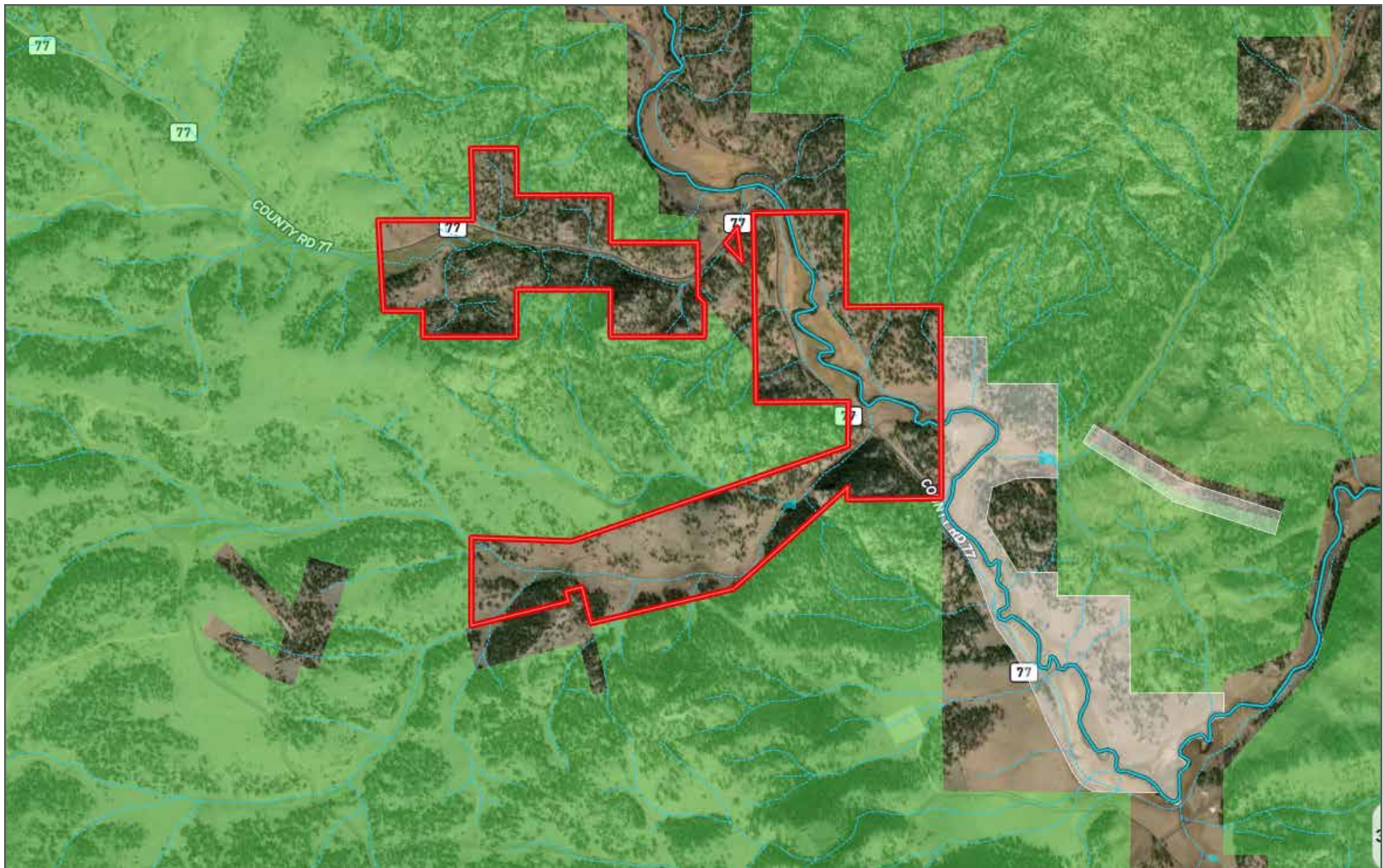


J Diamond B Ranch - Terrain Map

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J Diamond B Ranch - Public Lands Map

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— Property Border

■ Properties Under
Conservation Easment

■ USFS



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