

~ ABOVE THE CLOUDS ~
Florissant, Colorado (Teller County)



Offered at \$165,000

**Pikes Peak, Sangre Mountain Views ~ Slater Creek Valley Views ~ Private,
Quiet, Secluded ~ Tall Pine & Aspen ~ No Covenants**

40 +/- Acres

Above the Clouds welcomes you to a magical place where you can rediscover your humanity against the awesome wonders of Mother Nature! Fragrant evergreen timber, quiet meadows, big views with wide open skies are just the beginning of this unexpected paradise! Follow winding game trails forged by area wildlife (mule deer, elk, bear, turkey) to the commanding positions atop a mountain ridge to overlooks that frame Slater Creek Valley and the snow-capped Sangre Mountain Range, Pikes Peak and Mt. Pisgah. Pass by giant rock outcroppings, towering pine & aspen, and watch the wind push the clouds across the vast blue Colorado skies. Nighttime brings crisp cool mountain air, amazing sunsets followed by the quiet beauty of a million twinkling stars and the rising moon. Private, secluded and located at the end of the quiet mountain road, this is an ideal location to build a small get-away cabin, year-round home or simply hang-out. The Property has no covenants or HOA restrictions. Bring your RV, camping equipment or hiking boots to unwind, reenergize, dream those big dreams or make some special memories with family and friends. Nearby attractions are plentiful – Cripple Creek (small stakes gaming, melodramas, historic tours & restaurants); State Parks (Mueller & Dome Rock); National Monuments (Florissant Fossil Beds); Public Lands (BLM and National Forests); Skiing (Breckenridge, A-Basin, Keystone); Fishing (South Platte, Arkansas River, Elevenmile Reservoir, Tarryall) and more! Young and old alike will find plenty of activities here to keep them entertained and active. Above the Clouds is truly the ultimate get-a-way – close enough to the greater Denver/Colorado Springs metro area for you to enjoy every day!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com

719.687.9200 (Office)

COLORADO LAND FOR SALE



Big Views of Mt. Pisgah



Big Views of Pikes Peak

Contact Listing Broker: Vicki Garrisi | 719.237.1240 (Cell) | Info@TrueWestColorado.com



TrueWestColorado.com
821 West Lafayette Avenue, Ste 100
Woodland Park, CO 80863

Featured Property on
SportsAfieldTrophyProperties.com



The information presented is deemed reliable by True West Properties however its accuracy or completeness cannot be guaranteed. Prospective Buyers should independently verify all information.

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PROPERTY DETAILS

Improvements

Structure (s): None
Well (s): None
Water Rights (other than well): None
Mineral Rights: None
Utilities: Electric ½ mile from Property, Phone, Satellite Internet
Septic: None
Fencing: None
Gated: None

Acreage

40 +/-

Land Attributes:

Live Water: None
Mountain Views: Pikes Peak, Sangre De Cristo's, Collegiate Peaks, Mt. Pisgah
Other Views: Timbered Hillides, Rock Outcroppings, Ponds, Slater Creek Valley, Meadows
Topography: Level, Rolling Hillides, Steep, Rock Outcroppings
Tree Coverage: Moderate – Ponderosa, Spruce, Fir, Aspen, Pinon
Vegetation: Native Grass, Scrub Oak, Wildflowers

Recreation

On-Site: Hunting (Big & Small Game), Archery, Target Shooting, Camping, ATV, Hiking, Wildlife Viewing
Hunting Permitted: Yes
DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (estimated): \$1,791
Zoning: A-1 Agricultural
Lease (s): None
Protective Covenants / Amenities: No Covenants, No HOA
Conservation Easement: None
Income Potential: None

Location & Access

Nearest Town(s): Florissant, Cripple Creek, Divide, Woodland Park, Colorado Springs
Nearest Airport (s): Colorado Springs, Denver
Access: Maintained Year-Round. Gravel County Road to Private Gravel

Elevation

8,190 – 8,470 Feet

Bordering Properties

Private

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