

~ AIM HIGH ~
Florissant, Colorado (Teller County)



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains

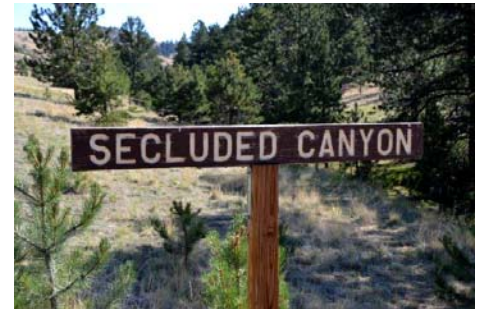


Offered at \$655,000

Borders BLM (3) Sides ~ Short Hike to Box Canyon & Fishing in BLM ~ Mountain & Valley Views ~ Diverse Topography w/Seasonal Stream ~ Abundant Wildlife

72.65 +/- Acres

The trail starts here. Aim High is a unique Colorado mountain escape that inspires the modern day pioneer and adventurer to experience a diverse topography along with exceptional recreational opportunities. If you aspire to relax in a quiet mountain meadow surrounded by rock formations and aspen and spruce forests then you are right on target at Aim High. Find remnants of an old pioneer's homestead, "glory holes" for gold seekers, and an old wagon trail used in the late 1800's for the transport of supplies to and from Cripple Creek ("The World's Largest Gold Camp"). An old pioneer named "Smitty" smartly chose to settle himself here and above his old homestead is a prime location to build a modern day mountain cabin. This natural building site overlooks the meadow with views of Mt. Pisgah and the snow-capped Sangre De Cristo Mountain Range. A seasonal stream crisscrosses and sub-irrigates a portion of the meadow with game trails meandering through the property. Impressive rock formations covered with oak shrubbery rise from the terrain to provide a colorful backdrop to Colorado's ever-blue skies. This serene valley is a gateway into thousands of acres of BLM Lands which border the property on (3) sides. A 20 minute hike down an aspen filled trail gently leads to a surprising Box Canyon where you are surrounded by towering rock walls and a year-round trout stream. This private canyon offers fishing, splashing through its cool waters, hiking, camping, hunting and more into the expansive BLM territory. Get ready to Aim High and set your sights on the Colorado outdoor pursuits that matter most to you - hiking, rock climbing, fishing, target shooting to archery from big to small game hunting (rocky mountain elk, mule deer, bear, mountain lion, turkey), – you will find it all in this secluded yet accessible mountain hideout. It is centrally located to Colorado ski resorts, river rafting, ATV, boating and fishing and only 1 hour 15 min west of CO Springs.



TrueWestColorado.com

719.687.9200 (Office)

COLORADO LAND FOR SALE



Mountain & Valley Views



Seasonal Stream

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):

- Tuff Shed 10' x 10'

Well (s): None

Water Rights (other than well): None

Mineral Rights: Yes

Utilities: Underground Electric & Phone at Property Line,

Propane Gas & Satellite TV / Internet Available

Septic: None

Fencing: Partial Perimeter - Barbed Wire

Driveway: Partially Constructed

Gated: Yes

Acreage

72.65 +/-

Land Attributes:

Live Water: Intermittent Stream

Mountain Views: Mt Pisgah, Sangre De Cristo's, Area Mountain Ranges

Other Views: BLM Lands & Box Canyon, Timbered Hillsides,

Meadows, Fourmile Valley

Topography: Gentle Meadows, Rock Outcroppings, Boulders & Bluffs, Timbered Hillsides

Tree Coverage: Moderate – Pine, Spruce, Fir, Cottonwood, Aspen

Vegetation: Native Grass, Scrub Oak, Wild Berries, Wildflowers

Recreation

On Site: Equestrian, Hunting (Big & Small Game), Target

Shooting, Archery, Hiking, Camping

In Adjoining BLM Lands: Fishing Bernard Creek, Rock Climbing,

Additional Equestrian & Hunting

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (estimated): \$24

Zoning: A-1 Agricultural

Lease (s): Grazing

Protective Covenants / Amenities: Hidden Canyon Ranch / Road & Gate Maintenance

Conservation Easement: None

Income Potential: None

Location & Access

Nearest Town (s): Cripple Creek, Florissant, Divide, Woodland Park

Nearest Airport (s): Colorado Springs, Denver

Access: Maintained Year-Round. Gravel Road to Private Driveway

Elevation

8,380 – 8,700 Feet

Bordering Properties

BLM Lands (3) Sides, Private

MLS (PPAR/Realtor.com)

2432955

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