

Colorado Land For Sale

~ Aim High ~



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com

Listing Broker: Vicki Garrisi
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Florissant, Colorado (Teller County)

Price: \$655,000 | Acres: 72.65 +/-

**Borders BLM (3) Sides ~ Mountain & Valley Views
Short Hike to Box Canyon & Fishing In BLM**

Diverse Topography ~ Seasonal Stream & Abundant Wildlife

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 Colorado Springs.



Mountain & Valley Views



Diverse Topography w/Seasonal Stream



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821 West Lafayette Avenue, Suite 100 | Woodland Park, CO 80863



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72.65 +/- Acres | Florissant, Colorado (Teller County)

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

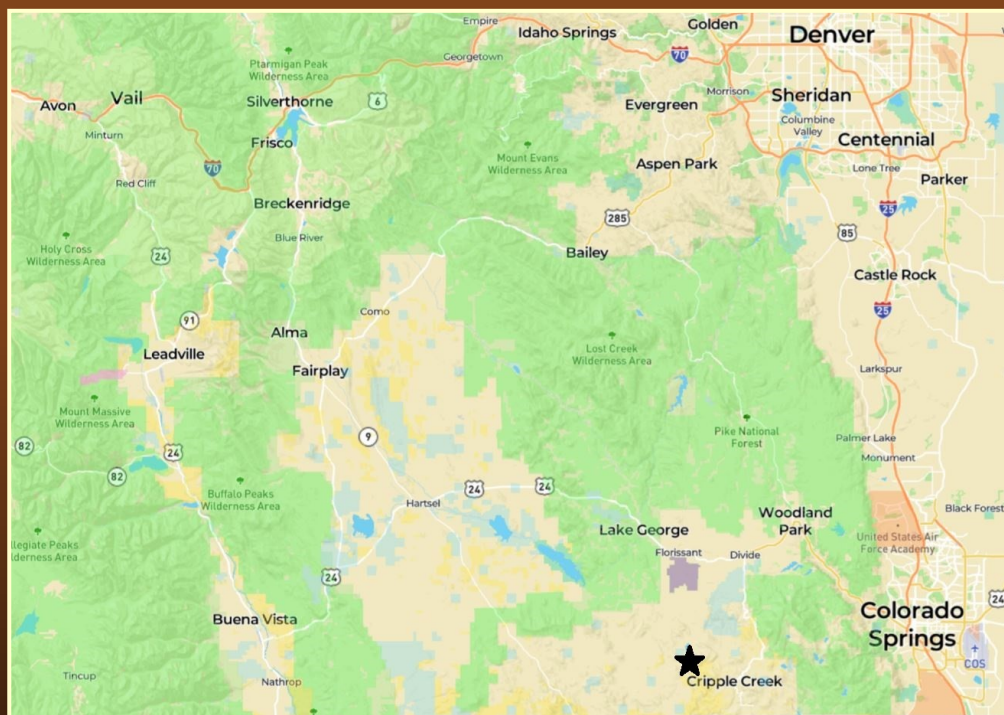
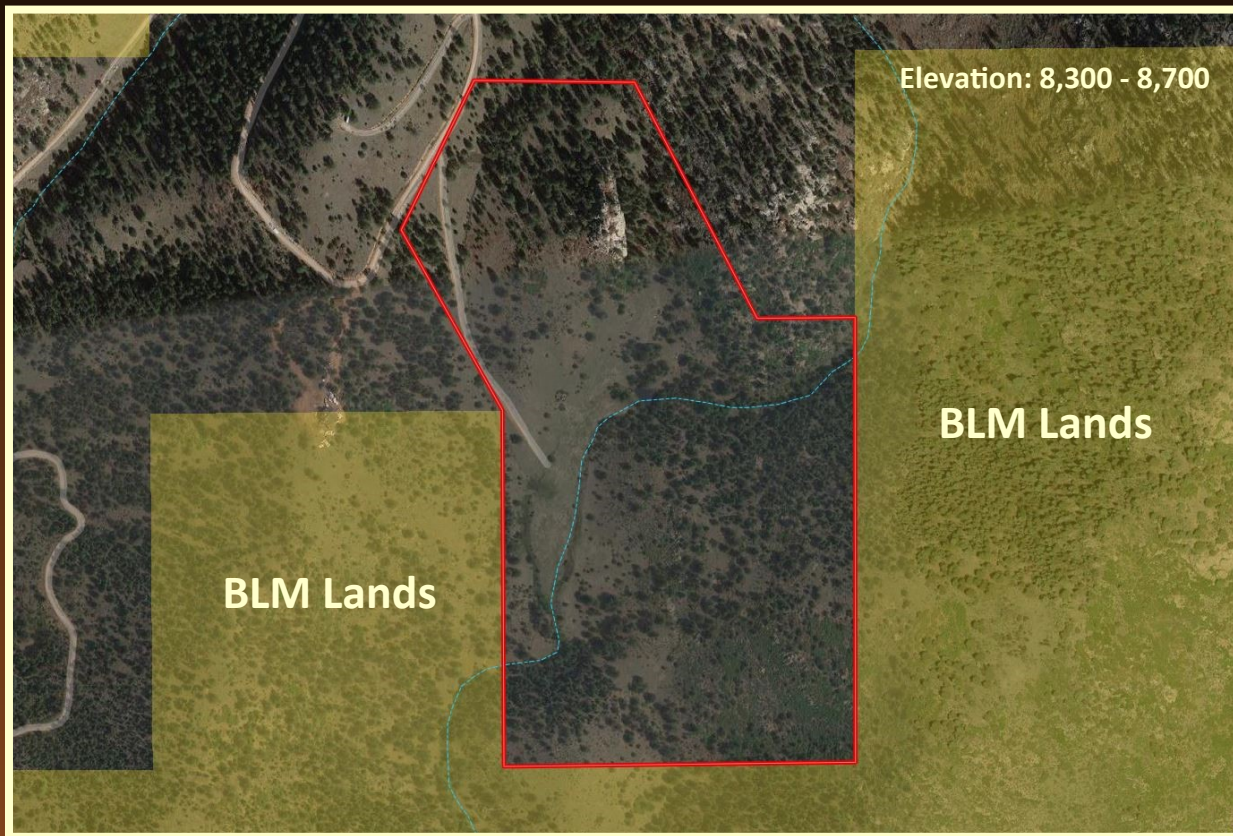
Gentle Meadows, Rock Outcroppings, Boulders & Bluffs, Timbered Hillsides

Tree Coverage

Moderate — Pine, Spruce, Fir, Cottonwood, Aspen

Vegetation

Native Grass, Scrub Oak, Wild Berries, Wildflowers



Bordering Properties

BLM Lands (3) Sides, Private

Nearest Airports

Colorado Springs, Denver

Access

Maintained Year-Round. Gravel Road to Private Driveway

Latitude: 38.778807

Longitude: - 105.253807

Property Recreation

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

581

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