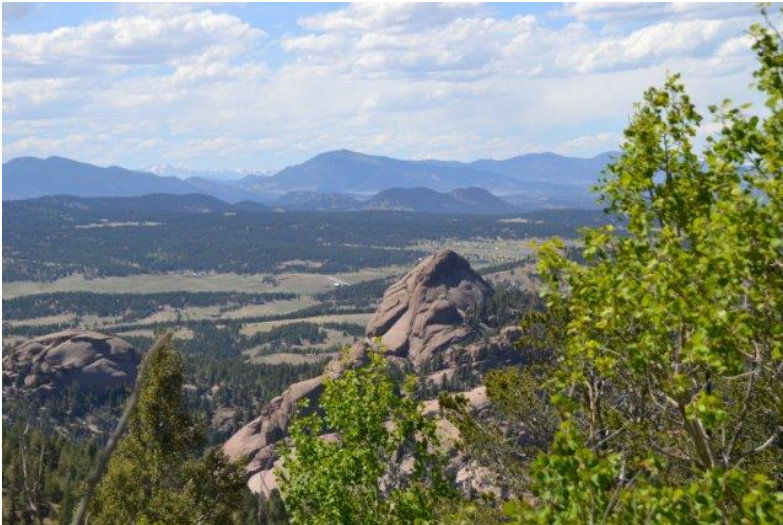


~ **BASE CAMP** ~
Cripple Creek, Colorado (Teller County)



Offered at \$235,000

**Thrilling High Mountain Scenery ~ Natural Granite Rock Creations ~
Borders Mueller State Park ~ Aspens Galore!**

35.13 +/- Acres

Colorado Land for sale! Base Camp is an incredible work of nature's art and an expression of sheer beauty! This special place on earth was perfectly crafted from a blend of bold to sublime. Atop its highpoint you will spin around in every direction and find yourself speechless from the variety of scenery, colors and textures. Dazzling views of prominent snow-capped mountains like Pikes Peak, Sangre de Cristo's and Collegiate Peaks are easily enjoyed from a private building site. Sink into the surrounding aspen groves and look over to the bordering and expansive Mueller State Park. An extensive valley on the property invites you to take memorable hikes through its lush groves of mountain aspens, fir and spruce. Explore all the nooks and crannies of this visibly diverse terrain. Rising up in all directions are towering granite rock creations set against deep blue Colorado skies. You can rest assured that you will experience numerous species of wildlife that you may encounter during your escapades (local herds of big horn sheep, elk, mule deer, bear, mountain lion and turkey). Sunrises and sunsets are another memorable part of your day at Base Camp. As night falls, just imagine star-filled nights, a soft breeze of cool mountain air rustling the aspen leaves and lulling you to sleep. This property is gated and ready to build your mountain cabin or dream home with utilities ready to go at the build site. Located only 20 minutes from Cripple Creek you will have fun experiencing this historic gold mining town from the 1800's. It now offers a variety of local events, small stakes gaming, restaurants, and entertainment. Airports, cultural activities and shopping are approximately 1.5 hours from the Property – keeping the hustle and bustle of big city life at bay. If you are a nature lover, rock climber and/or avid hiker, Base Camp is the place to elevate your Colorado mountain adventures.



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO LAND FOR SALE



Pikes Peak Views



Views and Towering Rock Formations

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



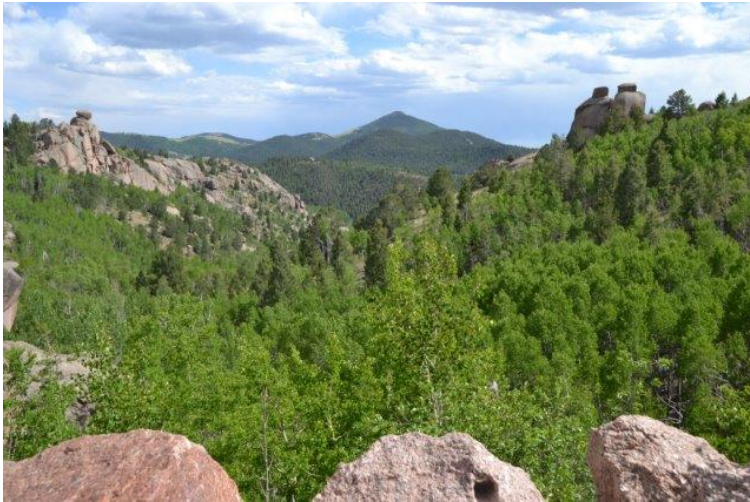
TrueWestColorado.com
821 West Lafayette Avenue, Ste 100
Woodland Park, CO 80863

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: Yes
Utilities: Underground Electric & Phone at Property Line, Propane Gas & Satellite TV/Internet Available
Septic: None
Fencing: Perimeter, Partial – Barbed Wire
Gated: Yes

Acreage

35.13 +/-

Land Attributes:

Live Water: None
Mountain Views: Pikes Peak, Sangre De Cristo's, Dome, Sheep & Dog Head Rocks, Collegiate Peaks, Mt. Pisgah
Other Views: Wrights Reservoir, Fourmile Valley, Timbered Hillside, Rock Outcroppings, Boulders & Bluffs, Valley, Meadows
Topography: Steep, Valley Gorge, Rock Outcroppings, Boulders and Bluffs
Tree Coverage: Moderate – Aspen, Spruce, Fir, Ponderosa
Vegetation: Native Grass, Scrub Oak, Wild Berries, Wildflowers

Recreation

On-Site: Hiking, Wildlife Viewing, Camping, Rock Climbing,
Nearby Hunting (Big Game and Waterfowl)
Hunting Permitted: No
DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (estimated): \$1,019
Zoning: A-1 Agricultural
Lease (s): None
Protective Covenants / Amenities: Yes, Lost Canyon Ranch / Road Maintenance, Gated
Conservation Easement: None
Income Potential: NA

Location & Access

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

Elevation

9,000 – 9,360 Feet

Bordering Properties

Mueller State Park (One Side), Private

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