

~ COVER MOUNTAIN RANCH ~  
Guffey, Colorado (Park County)



**Offered at \$2,395,000**

**Turn-Key Designer Custom Home ~ Pristine Aspen Meadows  
Snow-Capped Views ~ Ponds & Rock Outcroppings**

**273 +/- Acres**

A private paradise for those with selective & discriminating tastes. Here you will find a harmonious balance between its finely appointed custom home & pristine mountain setting. Tucked into a lush aspen grove, this elegant home provides a spacious yet comfortable floor plan that accommodates private family gatherings or the entertaining of business associates. Its open great room, dining & gourmet kitchen are graced with cathedral ceilings, soaring 32 feet high along with an impressive 2-story, 2-sided wood-burning fireplace. Any chef will appreciate the kitchen's signature appliances, double island, granite counters, alder cabinets and formal dining area that will comfortably seat twelve. Walk out to the bi-level deck complete with log style furniture and stone fire pit to watch sunrises & sunsets, breathe the cool, crisp mountain air and listen for the quaking aspens & bulging elk. The many sitting areas, family & billiard rooms provide ample space for games, conversation or private reflection and meditation. Adults may retire to one of (4) master suites & children will love the cozy bunk room. Large windows throughout the home showcase some of Colorado's very best mountain scenery, including the snow-capped Sangre De Cristo's, Black Mtn, Collegiate Peaks & mountain valleys filled with alpine timber. For those who value the simple beauty of nature, exploring the 273+/- acres will be a dream come true. The ranch is 100% usable & animal friendly. Choose to hike, hunt, horseback ride or ATV across grass-filled meadows, meander around the ponds, tall timber & rock outcroppings or explore your very own mini-canyon. The ranch is bordered by (2) large tracts of conserved lands which provide a remarkable habitat for area wildlife. This magnificent property & home, with designer quality furniture, furnishings and accessories, is being offered turn-key! Cover Mountain Ranch is your perfect Colorado high country retreat!



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



**TrueWestColorado.com**  
719.687.9200 (Office)

**COLORADO RANCH FOR SALE**



**Glorious Aspen Groves**



**Outdoor Entertaining**

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.

~ COVER MOUNTAIN RANCH ~  
Guffey, Colorado (Park County)



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



TrueWestColorado.com  
719.687.9200 (Office)

PROPERTY DETAILS

**Improvements**

Structure (s):

- Custom Home – 6,515 SF
- Year Built: 2000
- Bedrooms: (5)
- Baths: (6)
- Garage: Attached, 2-Car, 986 SF

Well (s): (1) Domestic. Permit # 213714

Water Rights (other than well): None

Mineral Rights: Partial

Utilities: Electric, Phone, Fiber Optic Data Connections,  
Propane, Satellite Internet / TV

Septic: (1)

Fencing: Perimeter, Partial, Cross – Barbed Wire

Gated: Log Entry

**Acreage**

273.55 +/-

**Land Attributes:**

Live Water: (1) Stocked Pond, Other Small Ponds

Mountain Views: Pikes Peak, Sangre De Cristo's, Collegiate  
Peaks, Black Mountain

Other Views: Timbered Hillside, Rock Outcroppings, Ponds,  
Valley, Meadows

Topography: Level, Rolling Hillside, Rock Outcroppings

Tree Coverage: Moderate – Ponderosa, Spruce, Fir, Aspen

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

**Recreation**

On-Site: Fishing (Stocked Pond), Hiking, Wildlife Viewing,  
Camping, Equestrian, Rock Climbing, Hunting (Big Game and  
Waterfowl)

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 581

**Taxes & Zoning**

Annual Taxes (estimated): \$4,846

Zoning: Single Family Residential

Lease (s): None

Protective Covenants / Amenities: No Covenants, No HOA

Conservation Easement: Potential Exists

Income Potential: Ranching, Outfitting, Hunting, Rental

**Location & Access**

Nearest Town(s): Guffey, Woodland Park, Canon City,  
Colorado Springs

Nearest Airport (s): Colorado Springs, Pueblo, Denver

Access: Gravel Roads - County Maintained to Private Gravel

**Elevation**

8,850 – 9,300 Feet

**Bordering Properties**

Conserved Ranches x 2, Private

**MLS (PPAR/Realtor.com)**

731363

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.