

# ~ DOWN IN THE VALLEY ~

Colorado Land For Sale



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



[TrueWestColorado.com](http://TrueWestColorado.com)

Listing Broker: Vicki Garrisi  
719.237.1240 (Cell)  
[Vicki@TrueWestColorado.com](mailto:Vicki@TrueWestColorado.com)



South of Florissant, Colorado (Teller County)

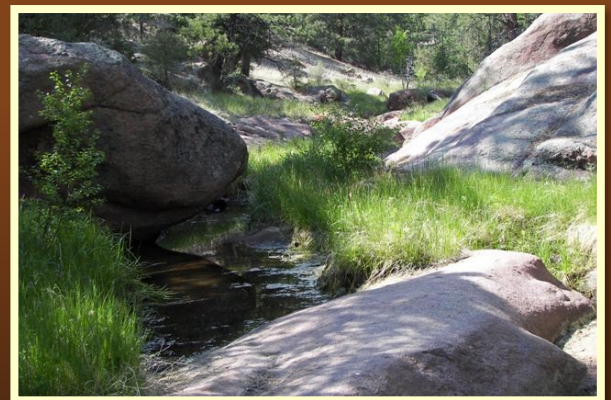
**Price: \$220,000 | Acres: 35.96 +/-**

Borders BLM Lands ~ Backdrop of Towering Rock Bluffs  
Gentle Meadows ~ Equestrian Friendly

Down in the Valley provides the ideal location to start living the lifestyle of your dreams! The land is 100% useable with gently sloping grassy meadows and awe-inspiring rock bluffs. The crystal-clear blue skies, amazing sunrises, sunsets and star-studded nights will delight you. With underground electric and phone along the property's boundary line and a few great build sites to choose from, you can start planning and building your Colorado mountain retreat. An additional 400+ acres of BLM land is accessible from your backyard. The mild climate, low humidity and ample sunshine will allow you to partake in an endless variety of activities. Spend plenty of quality time with family and friends - horseback riding, camping and hunting - on your very own Colorado mountain property or in its adjoining BLM Lands! Enjoy legendary fishing and white water rafting nearby in the Arkansas River, sightseeing at the Royal Gorge, small stakes gambling, melodramas, and historic sites in Cripple Creek, or travel the numerous scenic byways - all within easy driving distances. Tucked into Slater Creek Valley with access via well maintained county roads and mild winters, you will be able to come and go as you please. Down in the Valley is a great place to escape, forget about your worries, relax and enjoy the beauty, solitude and serenity of the rural Colorado mountains!



Colorful Summer Wildflowers & Views of Mt. Pisgah

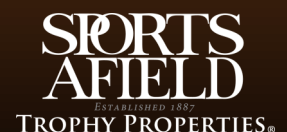


Explore 400+ Acres Backyard BLM Lands



[TrueWestColorado.com](http://TrueWestColorado.com)  
719.687.9200 (Office)

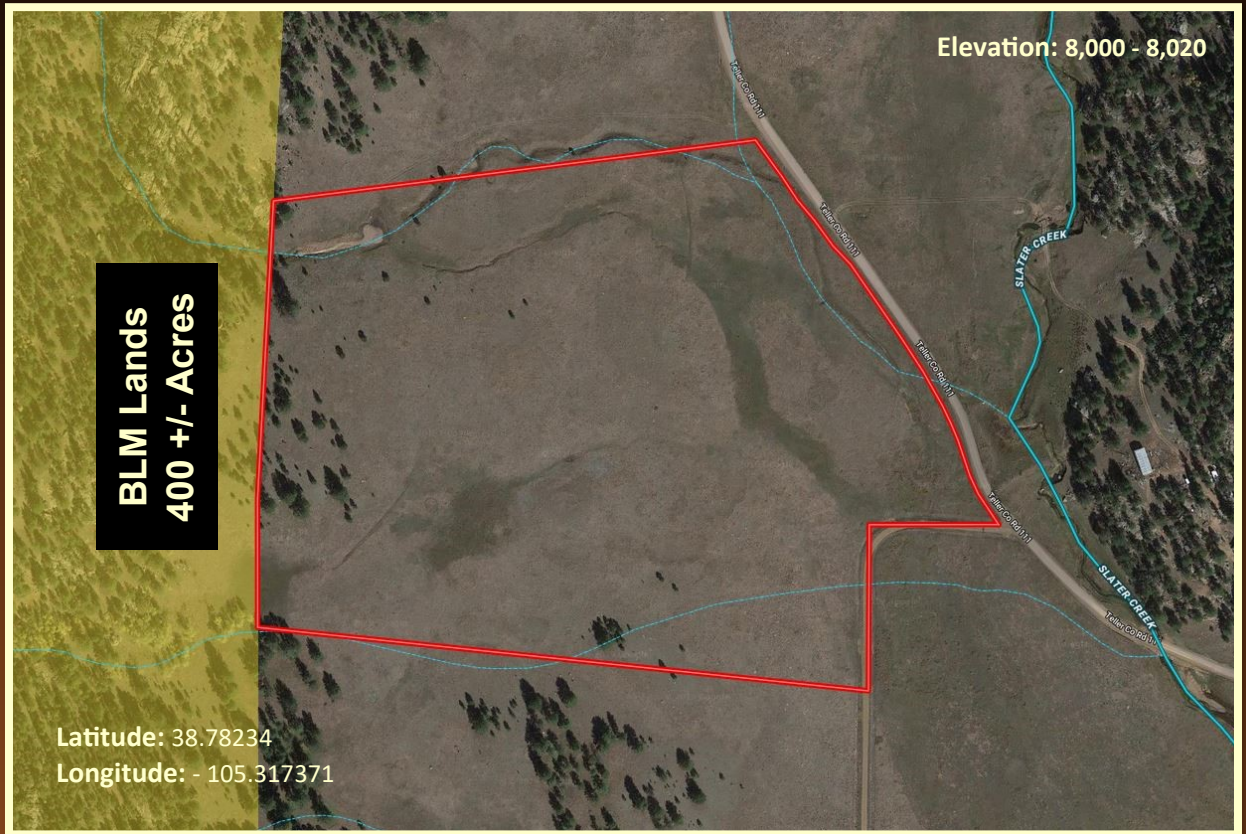
821 West Lafayette Avenue, Suite 100 | Woodland Park, CO 80863





# ~ DOWN IN THE VALLEY ~

35.96 +/- Acres | South of Florissant, Colorado (Teller County)



**Live Water**  
None

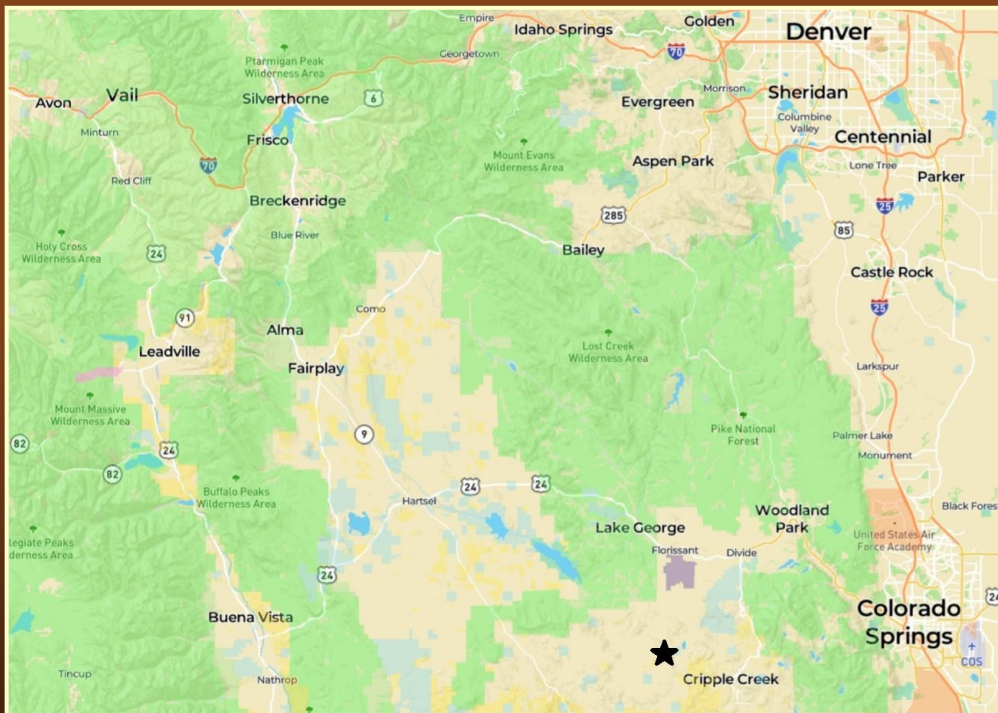
**Mountain Views**  
Mt. Pisgah

**Other Views**  
Timbered Hillsides, Rock Outcroppings, Ponds, Valley, Meadows

**Topography**  
Level, Rolling Meadows, Rock Outcroppings

**Tree Coverage**  
Light — Ponderosa

**Vegetation**  
Native Grass, Wild Berries, Wildflowers



### **Bordering Properties**

BLM (1) Side, (3) Sides Private

### **Nearest Airports**

Colorado Springs, Pueblo, Denver

### **Access**

Maintained Year-Round. Gravel County Road to Private Gravel to Driveway

### **Property Recreation**

Hunting (Big and Small Game), Equestrian, Hiking, Wildlife Viewing, Camping, Rock Climbing

### **Hunting Permitted**

Yes

### **DOW Area Hunting Unit**

581

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



TrueWestColorado.com  
719.687.9200 (Office)

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

