

~ EAGLE'S POINT ~

Colorado Land For Sale



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



Florissant, Colorado (Teller County)



TrueWestColorado.com

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

Price: \$375,000 | Acres: 39.32 +/-

**Borders BLM Lands ~ Stunning Mountain & Valley Views
Underground Electric and Phone at Build Site
Camp, RV, Hunt, Hike, Explore!**

Eagle's Point offers an extraordinary opportunity to own one of the most unique properties in the Pikes Peak backcountry – snow-capped scenery, bordering BLM, excellent hunting, diverse topography, tall timber and a ready to go build site! Take in views of the Sangre de Cristo Mountain Range, Four Mile Valley, unique rock outcroppings, tall timber and colorful aspen groves. There is ample opportunity for trophy hunting and scouting wildlife since elk, deer, bear, mountain lion and turkey inhabit the area. Explore the many game trails, unique rock formations, towering bluffs, and century old trees. The adjoining BLM lands provide private access into thousands of acres of pristine mountain country including Box Canyon and Bernard Creek for additional exploration, fishing (brook trout), hunting and camping. A private building site, complete with underground electric, a domestic water well and workshop, is perfectly situated within a central meadow amongst impressive rock outcroppings and hidden valleys – simply an ideal place to build your home or mountain cabin. A place to dream as far as your eagle eyes can see. From here, venture just a short distance to a rocky overlook and be astounded by the views in every direction! Take advantage of the 300+ days of sunshine and the crisp mountain air and go outside to play! Eagle's Point is one of the best finds in Colorado for the avid sportsman, hunter, year-round mountain dweller or anyone who appreciates the great Colorado back country and the laid back lifestyle of mountain living!



Colorful Aspens



Views of Mt. Pisgah



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



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Live Water

Intermittent Stream

Mountain Views

Sangre de Cristos, Mt. Pisgah

Other Views

Timbered Hillsides, Rock Outcroppings, Four Mile Valley, Meadows

Topography

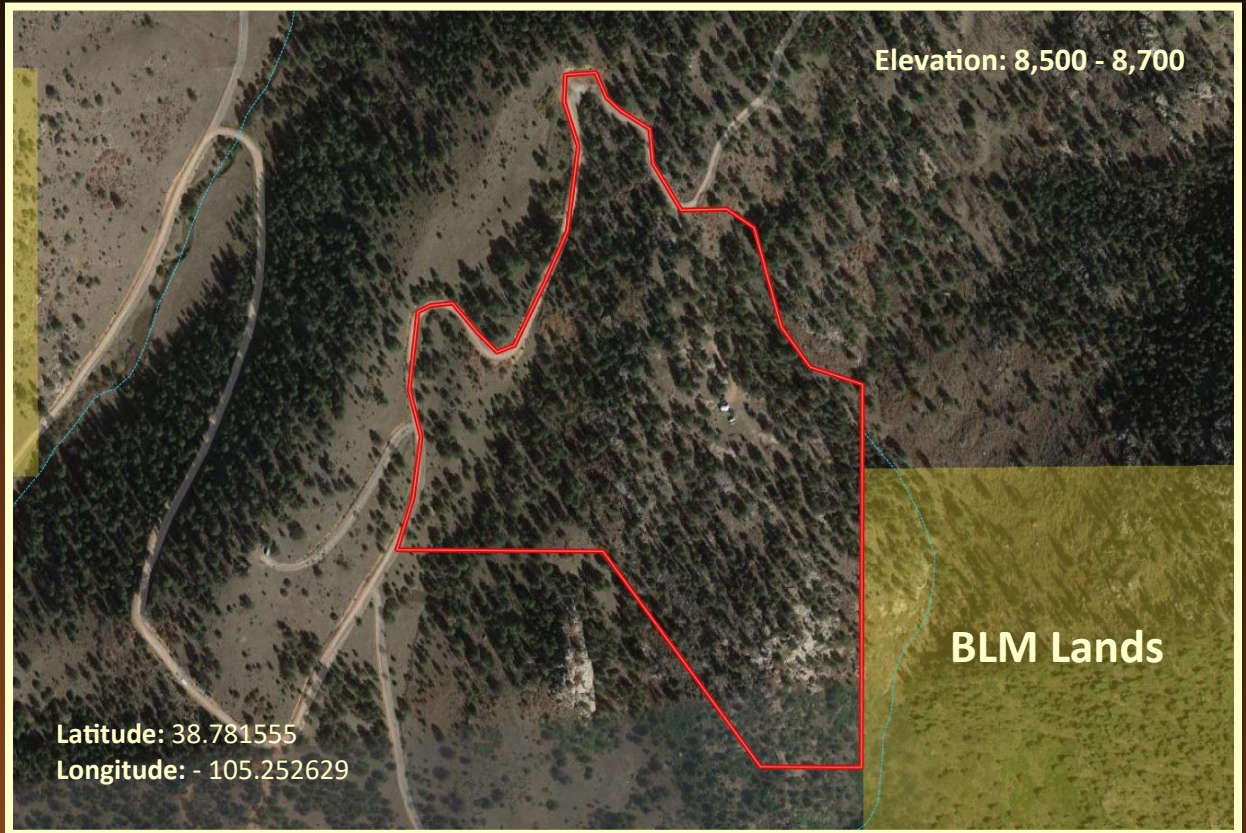
Rolling Hillsides, Rock Outcroppings

Tree Coverage

Moderate — Ponderosa, Spruce, Fir, Aspen, Pinon, Cedar

Vegetation

Native Grass, Scrub Oak, Wild Berries, Wildflowers



Bordering Properties

BLM (1) Side, Private

Nearest Airports

Colorado Springs, Denver

Access

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

Property Recreation

Hunting (Big & Small Game), Fishing (Brook & Cutthroat Trout) in adjoining BLM Lands, Hiking, Wildlife Viewing, Camping, RVing, Target Shooting, Rock Climbing

Hunting Permitted

Yes

DOW Area Hunting Unit

581

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