

~ EAGLE'S POINT ~
Florissant, Colorado (Teller County)



Offered at \$387,000

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

39.32+/- Acres

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 a 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 the 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 laidback lifestyle of mountain living!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO LAND FOR SALE



Build Site View



Mountain & Valley Views

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.

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PROPERTY DETAILS

Improvements

Structure (s): Workshop: 10'x 20' w/ Electric, Built 2016
Well (s): (1) Domestic. Permit # 299299
Water Rights (other than well): None
Mineral Rights: Yes
Utilities: Underground Electric & Phone to Build Site
Septic: None
Fencing: None
Gated: Yes

Acreage

39.32+/-

Land Attributes:

Live Water: Intermittent Spring
Mountain Views: Sangre De Cristo's, 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

Recreation

On-Site: 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 (s): 581

Taxes & Zoning

Annual Taxes (estimated): \$6
Zoning: A-1 Agricultural
Lease (s): Grazing
Protective Covenants / Amenities: Yes / Road Maintenance, Gated
Conservation Easement: None
Income Potential: None

Location & Access

Nearest Town(s): Florissant, Cripple Creek, Divide, Woodland Park, Colorado Springs
Nearest Airport (s): Colorado Springs, Denver
Access: Maintained Year-Round. Gravel County Road to Private Gravel to Driveway

Elevation

8,500 – 8,700 Feet

Bordering Properties

BLM (1) Side, Private

MLS (PPAR/Realtor.com)

5115602

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