

~ FREE SPIRIT ~
Florissant, Colorado (Teller County)



Offered at \$249,000

**Panoramic Snow-Capped Mountain Views ~ Vistas of Lush Valleys
~Several Scenic Building Sites ~ Grazable Meadows and Hiking Galore**

35.36+/- Acres

Free Spirit has a commanding position atop a mountain plateau and greets you with unobstructed views of snow-capped Pikes Peak and the Fourmile Valley, Wrights Reservoir, Mount Pisgah and the rock formations of Mueller State Park. From the cul-de-sac, an open grassy meadow leads you to a natural building site along the crest of the plateau. Its expansive vista and open feel immediately lifts your spirit and lets your imagination soar! Envision your future home with wraparound decks and large windows that capture the awe-inspiring mountain scenery, incredible sunrises over America's Mountain (Pikes Peak), Colorado's infamous blue skies and its glorious sunsets. The snow-capped Sangre De Cristo's are to your south; and, to the west is the magnificent Slater Creek Valley - towering rock walls, a lush valley floor dotted with ponds filled by lazy flowing, ever-winding Slater Creek. Hike the gentle meadows or venture down its northwest slopes towards the valley floor passing by ancient trees, amazing rock formations and powerful vistas. Every day you can expect to marvel at Mother Nature's handiwork and enjoy frequent visits from area wildlife. Located only 1 hour west of CO Springs in a gated and private mountain community, it is convenient to amenities but not too close! Free Spirit offers an elegant mountain setting with a perfect build site suitable for that dream home or cabin! Seize the opportunity to own and live a mountain west lifestyle!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO LAND FOR SALE



Slater Creek Valley



Snow-Capped Pike's Peak

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): None
Well (s): None Drilled, Domestic Well Permit Approved
Water Rights (other than well): None
Mineral Rights: Yes
Utilities: Electric & Phone
Septic: None
Fencing: None
Gated: Yes

Acreage

35.36+/-

Land Attributes:

Live Water: None
Mountain Views: Pikes Peak, Sangre De Cristo's, Mt. Pisgah, Dome Rock, Sheep Rock, Dog Head, Mueller State Park
Other Views: Wrights Reservoir, Fourmile Valley, Slater Creek Valley, Timbered Hillsides, Rock Outcroppings, Meadows
Topography: Rolling Meadows, Sloping Hillside (NW side), Rock Outcroppings
Tree Coverage: Light – Ponderosa, Scattered Aspen, Pinon
Vegetation: Native Grass, Scrub Oak, Wildflowers

Recreation

On-Site: Hiking, Wildlife Viewing, Camping, Equestrian, Nearby Hunting (Big & Small Game)
Hunting Permitted: No
DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (estimated): \$1,845
Zoning: A-1
Lease (s): None
Protective Covenants / Amenities: Yes / Road & Gate Maintenance
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

Elevation

8,240 – 8,480 Feet

Bordering Properties

Conserved Ranches x 2, Private

MLS (PPAR/Realtor.com)

1843849

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