

~ GO WITH THE FLOW ~
Florissant, Colorado (Teller & Park County)



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



Offered at \$189,000

Pond ~ Slater Creek Frontage ~ Lush Meadows ~ Metal Shed ~ Electric Hookups for RV w/ Propane Generator ~ Perfect RV Camping Site

35.02 +/- Acres

Go with the Flow offers a ready to go RV campsite situated alongside a year- round creek and pond! Situated in a peaceful and pastoral valley where you can leave behind the everyday rhythm of the city. Simply relax and unwind. Enjoy the cool, crisp Colorado mornings, brilliant blue skies and sleepy evenings. Enjoy the views of an expansive valley, meandering creek and scattered ponds. Slater Creek traverses the property, filling its pond and sub-irrigating the meadowlands as it lazily flows by. This water, along with its lush, green meadows, provide a hearty welcome to your livestock or area wildlife such as elk, deer, lion, bear, turkey and eagles. Hunting is not restricted and you have access to additional hunting grounds in nearby BLM lands. Just in case you decide to build a full-time cabin or home there is an existing storage shed, partial perimeter fencing and power & phone at the property line. The property is located within easy driving distance to an array of area attractions with a variety of fun activities to suit everyone's taste: Mueller State Park, Florissant Fossil Beds, Cripple Creek & Victor Historic Gold Mining District, the Arkansas (river rafting, fishing), South Platte & Tarryall Rivers (fly-fishing), Elevenmile Reservoir (boating), and Summit County (winter sports). Access is off a County maintained road so getting to the property is a breeze. Go with the Flow has the ideal attributes to make it your "go to" property for weekend getaways, small ranching and equestrian endeavors and as full-time place to call home!



TrueWestColorado.com
719.687.9200 (Office)

COLORADO LAND FOR SALE



Lush Meadows & Valley



Slater Creek

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):
Storage Building: 11' x 23', Metal
Well (s): None
Water Rights (other than well): None
Mineral Rights: None
Utilities: Underground Electric, Phone
Septic: None
Fencing: Perimeter, Partial - Barbed Wire
Gate: No

Acreage

35.02 +/-

Land Attributes:

Live Water: Slater Creek – 1,400+/- FT, Pond
Mountain Views: Mt Pisgah
Other Views: Slater Creek Valley, Timbered Hillside, Rock Outcroppings, Rock Bluffs, Ponds, Valley, Meadows
Topography: Level, Rolling Hillside, Steep, Rock Outcroppings
Tree Coverage: Moderate - Ponderosa, Spruce, Fir, Scattered Aspen
Vegetation: Native Grass, Scrub Oak, Wild Berries, Wildflowers

Recreation

On Site: Hiking, Wildlife Viewing, Camping, Rock Climbing, Hunting (Big Game)
Hunting Permitted: Yes
DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (estimated): \$16
Zoning: A-1 Agricultural
Lease (s): Grazing
Protective Covenants / Amenities: Ranches at Slater Creek, No HOA
Conservation Easement: None
Income Potential: None

Location & Access

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

Elevation

8,100 – 8,300 Feet

Bordering Properties

Private

MLS (PPAR/Realtor.com)

2234908

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