

~ LOAFIN' AROUND ~
Florissant, Colorado (Teller County)



Offered at \$220,000

100% Beautiful Useable Land ~ 100% Perimeter Fencing ~ 100% Mineral Rights ~ 100% No Covenants

40 +/- Acres

Loafin' Around has gently sloping grassy meadows, forested areas of tall pines and some very impressive mountain views! Pikes Peak, Crystal Peak and Badger Mountain are all visible from the property – providing the rich colors, contours and textures of nature that can only be experienced in the mountains. You may choose one of many private building sites to put down a foundation that frames the spectacular mountain scenery, catch glimpses of area wildlife and the blue skies of Colorado. Take advantage of the southeast exposure to build a solar powered home or tap into the electric line that borders the property. It is fully fenced, with a sturdy, 4-strand barb wire fence, gated, with a terrain that is livestock friendly. Or, if you prefer, use to the property to simply get away for a few days – here you can enjoy the cool, crisp mountain air and all your favorite outdoor activities - camping, RVing, hunting, target shooting, ATV or horseback riding. The onsite campfire ring and outhouse will no doubt add to the good times, laughter and unforgettable memories with family and friends. As additional and unusual attributes, 100% of the mineral rights are intact and included; and, there are no covenants or HOA fees associated with the property. Located just off the pavement, it is easily accessible and close to numerous other recreational pursuits and all the convenient amenities such as groceries, restaurants, entertainment, etc. Loafin' Around is waiting for you!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO LAND FOR SALE



Perimeter Fencing



Unlimited Outdoor Recreation

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.

~ LOAFIN' AROUND ~
Florissant, Colorado (Teller County)



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

PROPERTY DETAILS

Improvements

Structure (s): None
Well (s): None
Water Rights (other than well): None
Mineral Rights: Yes
Utilities: Electric, Phone at Property Line, Propane
Satellite Internet / TV
Septic: None
Fencing: Perimeter – 4-Strand Barbed Wire
Gated: Yes

Acreage

40.0+/-

Land Attributes:

Live Water: None
Mountain Views: Pikes Peak, Crystal Peak, Badger Mountain
Other Views: Timbered Hillsides
Topography: Level, Rolling Meadows
Tree Coverage: Moderate – Ponderosa, Spruce, Fir
Vegetation: Native Grass, Wild Berries, Wildflowers

Recreation

On Site: Hunting (Big & Small Game), Target Shooting, Camping,
Equestrian, ATV, Hiking, Wildlife Viewing,
Hunting Permitted: Yes
DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (est.): \$18
Zoning: A-1 Agricultural
Lease (s): Grazing
Protective Covenants / Amenities: No Covenants, No HOA
Conservation Easement: None
Income Potential: None

Location & Access

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

Elevation

8,200 – 8,340 Feet

Bordering Properties

Private

MLS (PPAR/Realtor.com)

3376274

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.