

~ PK RANCH ~
Cripple Creek, Colorado (Teller County)



Offered at \$2,530,000

Trophy Elk & Deer Hunting Ranch ~ Borders BLM and Conserved Lands ~ (2) Ponds & Multiple Springs

375.26+/- Acres

PK Ranch is the place to aim your sights high on the trophy wildlife hunting and outrageous top-of-the world mountain scenery! Score big on a ranch with just about every situational and topographic feature that an avid outdoorsman would be seeking in a prime recreational ranch. Located atop a mountain plateau with year-round ponds, natural springs, open meadows, pine and aspen forests, PK Ranch is the perfect habitat for attracting trophy Rocky Mountain Elk, mule deer, bear, mountain lion, turkey and other native wildlife. Adjacent to the ranch are BLM Lands and other private conserved land offering an extended habitat area with expansive wildlife corridors. Your scouting and hunting adventures are made easier with a carefully planned trail system that has been carved into the ranch to help you navigate and explore the possibilities. These trails traverse through meadows, into spruce and aspen forests, down to hidden springs and across granite rock formations. Hiking or ATV excursions along these scenic trails are also in the mix for more ranch recreation. To scope out more high energy scenery, trek out to a custom built viewing deck complete w/ log rocking chairs. The experience is indescribable! Find a backdrop of mountains, blue skies, golden aspens, evergreen forests, sparkling ponds, plunging valleys and granite rock formations in every direction. Gaze across the valley to watch for herds of elk splashing in the ponds or an occasional bear looking for grub. The variety and frequency of wildlife on the ranch is quite impressive as evidenced by the busy game cameras. Consequently, your success rate should be "on target" after you opt for either a Land Owner Preference or an Over-the-Counter tag for DOW Hunting Unit 581. If building a year-round home or vacation cabin on the ranch is in your future plans, your biggest challenge will be in deciding which of the many outstanding build sites to choose from. Expect to hit the bull's eye at PK Ranch!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO RANCH FOR SALE



(2) Ponds & Multiple Springs



Outrageous Mountain Scenery

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):

- Entrance Gate
- Viewing Deck – 10' x 10'

Well (s): None

Water Rights (other than well): None

Mineral Rights: Yes

Utilities: Underground Electric & Phone at Property Line,

Available Satellite Internet / TV

Septic: None

Fencing: Partial, Barbed Wire

Gated: Yes

Acreage

375.26+/-

Land Attributes:

Live Water:

(2) Ponds

Multiple Springs

Mountain Views: Pikes Peak, Sangre De Cristo's, Mt. Pisgah,

Black Mountain, 39 Mile Mountain, Collegiate Peaks

Other Views: Timbered Hillside, Rock Outcroppings, Ponds,

Valley, Meadows

Topography: Level, Rolling Hillside, Steep, Rock Outcroppings

Tree Coverage: Moderate – Ponderosa, Spruce, Fir, Aspen,

Cedar

Vegetation: Native Grass, Scrub Oak, Wild Berries, Wildflowers

Recreation

On Site: Hunting (Big & Small Game), Equestrian, ATV, RV,
Target Shooting, Camping, Hiking, Wildlife Viewing, Rock
Climbing

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (est.): \$112

Zoning: A-1

Lease (s): Grazing

Protective Covenants / Amenities: No Covenants, No HOA

Conservation Easement: None

Income Potential: Ranching, Outfitting (Hunting/Equestrian)

Location & Access

Nearest Town (s): Florissant, Cripple Creek, Divide, Woodland
Park, Colorado Springs

Nearest Airport (s): Colorado Springs, Denver

Access: Maintained Year-Round. Paved County Road to Private
Gravel

Elevation

8,900 – 9,405 Feet

Bordering Properties

BLM Lands (South & SE Boundary), 300+ Acre Conserved
Lands (West Boundary), Private

MLS (PPAR/Realtor.com)

6296034

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