

~ PIKES VIEW RANCH ~
Florissant, Colorado (Park County)



Offered at \$1,150,000

**Hand-Crafted Log Cabin ~ Borders National Forest ~ Seasonal Pond
w/ Grazing Land ~ Barn, Workshop, Greenhouse, Corrals**

45.71 +/- Acres

Pikes View Ranch – a site reminiscent of days gone by with an unspoiled setting bordered by National Forest and captivating views of Pike’s Peak (“America’s Mountain”). Over 200+ years ago, this area was visited and documented by an American Army officer exploring waterways under the orders of President Jefferson. He and his group were en-route from the Arkansas to the South Platte Rivers when they made camp in this region around December 13th, 1806. The officer was in such awe of “The Peak” to the east that he named it “Grand Peak”. That officer was Captain Zebulon Pike and his ‘Grand Peak’ would later be re-named Pikes Peak in his honor. Today, Pikes View Ranch incorporates improvements and a lifestyle that compliments this notable area. A handcrafted log home with vaulted ceilings and windows frame the exhilarating Pikes Peak view. The open grand room-kitchen-dining has a cozy wood-burning stove, main-level master and rustic interior finishes - pecan hardwood, slate and travertine floors and cherry cabinetry. From the spacious wrap-around decks, take in the open vistas, Colorado blue skies and star-filled nights. The upper level includes a loft/office, bed and bath and a lower level adds an optional guest /office/hobby room w/bath. Other homestead improvements blended into this ranch are a thoughtfully designed 6-stall board-and-bat barn and heated workshop (both with old style copulas), corrals, paddocks and greenhouse. It’s gently rolling topography offers livestock friendly meadows, a spring-fed pond and direct access into the adjoining Pike National Forest for endless hours of riding, hiking, hunting or exploring. Find fishing & boating at Elevenmile Reservoir, Summit County skiing and other services, shopping and airports nearby. Pikes View Ranch invites you to step back in time, follow the footsteps of early explorers, be inspired by the wide-open spaces and most all welcomes you to experience your own Colorado mountain adventures.



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO RANCH FOR SALE



Equestrian’s Dream



Seasonal Pond

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):

- Log Home – 2,200 SF
- Year Built: 2007
- Bedrooms: (3)
- Baths: (4)
- Garage: Attached Oversized 2-Car, 621 SF
- **Barn:** 2,160 SF (36' x 60')
- Year Built: 2005, Remodeled 2013
- Barn Features: Board & Batt Construction w/ Scissor Trusses, Metal Roof w/ Cupola, (6) 12' x 12' Stalls w/ Mat Flooring & Indoor/Outdoor Access, Tack Room, Hay/Equipment Storage, Drive Through w/ 10'W x 10'H, Doors, Electricity, Water
- **Workshop:** 1,152 SF (24' x 48')
- Year Built: 2013
- Workshop Features: Batt & Board Construction, Metal Roof w/ Copula, Electricity, Interior Tongue & Groove Siding and Ceiling, Heated (Propane + Solar), Built-in Shelving, Drive Through 11'W x 11'H Doors, Concrete Floor, Windows
- **Loafing Shed/Small Barn:** 384 SF

- Opens to Corral
- **Greenhouse (Grandio):** 96 SF (12' x 8')
- **Peacock Pen:** 675 SF (45' x 15')
- **Holding Pens:** 1,024 SF - (4) Log Built 16' x 16' each w/ Metal Gate

Well (s): (1) Domestic. Permit # 241697
Water Rights (other than well): None
Mineral Rights: None
Utilities: Electric, Solar Panels & Components, Phone, Propane (buried 1000 gal tank for Home & above ground 500 gal tank for Workshop), Satellite Internet / TV
Septic: (1)
Fencing: Full Perimeter & Cross-Fencing for Multiple Corrals & Paddocks – Pipe, Electric & Smooth Wire Fencing
Gated Entrance: Yes

Acreeage

45.71 +/-

Land Attributes:

Live Water: (1) Pond - Seasonal
Mountain Views: Pikes Peak, Mt. Pisgah
Other Views: Pond, Timbered Hillsides, Meadows, Rock Outcroppings
Topography: Level, Rolling Hillsides
Tree Coverage: Light - Ponderosa
Vegetation: Native Grass, Wildflowers

Recreation

On-Site: Equestrian, Wildlife Viewing, Hiking, Camping, Target Shooting
Hunting Permitted: No. Hunting allowed only on adjoining National Forest Lands
DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (est.): \$2,437
Zoning: Residential Ranch
Lease (s): None
Protective Covenants: Yes. No HOA or HOA Fees
Conservation Easement: None
Income Potential: Rental / Animal Boarding

Location & Access

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

Elevation

8,800 – 9,000 Feet

Bordering Properties

Pike National Forest, Private

MLS (PPAR/Realtor.com)

9954615

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