

~ PINESTONE RANCH ~  
Woodland Park, Colorado (Teller County)



**Offered at \$4,495,000**

**Borders National Forest & BLM Lands ~ Ponds & Creek ~ Pikes Peak Views ~ Timber ~ Meadows ~ Close to Town**

**674.03 +/- Acres**

Is a high quality ranch located on the outskirts of a quiet mountain community. This prime mountain acreage is comprised of a creek, ponds, timbered hillsides and expansive meadows. It borders Pike National Forest as well as BLM Lands and includes three (3) Water Shares. Its unspoiled landscape has the ability to mesmerize and inspire. Find Crystola Creek meandering through the property, creating two large ponds and providing a great source of water for livestock or the spectrum of wildlife that call it home – elk, deer, mountain lion, bear, bobcat, fox, turkey. The forested lands include an absolutely beautiful mix of mature evergreen trees (fir, spruce, ponderosa) intermingled with large aspen and willow groves. The tree sizes range from new growth to towering trees with 2-3 foot diameters. Unique features such as purple sandstone, prayer trees and astounding Pikes Peak views can also be found on the property. There is partial perimeter fencing, two gated entrances and a modest Caretakers Home (3 bedrooms, 3 baths) with electric, phone, well and septic. It has agricultural zoning and there are no covenants. This ranch offers remarkable privacy without being remote – it is just minutes to a paved US Highway and less than 25 minutes to downtown Colorado Springs. Its location allows a variety of opportunities: Numerous build sites on the hilltop plateaus and valley floors provide perfect hideaways for luxury homes, mountain getaways, outfitting headquarters, corporate / family retreat or mountain ranch. The property may also be eligible for a conservation easement that would allow you to preserve and pass on a true Rocky Mountain treasure to future generations. Hiking, horseback riding, hunting are available for the avid Outdoorsmen on this property or its adjoining public lands. Pinestone Ranch is a place to explore, dream and live where you will find majestic Colorado mountain scenery at every turn!



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



**TrueWestColorado.com**  
719.687.9200 (Office)

**COLORADO RANCH FOR SALE**



**Fishing Lake**



**Trout Anyone?**

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):

- Caretaker Home – 2,352 SF
- Year Built: 1996
- Bedrooms: (3)
- Baths: (3)
- Garage: Attached, 2-Car, 784 SF

Well (s): (1) Household Use. Permit # 191370-A

Water Rights (other than well): (3) Water Shares, Twin Lakes Reservoir & Canal Company

Mineral Rights: None

Utilities: Electric, Phone, Propane

Satellite Internet / TV

Septic: (1)

Fencing: Perimeter, Partial, Cross – Barbed Wire

**Acreage**

674.03+/-

**Land Attributes**

Live Water:

2 Ponds

(3) Branches of Crystola Creek – 1.5+/- Miles

Mountain Views: Pikes Peak

Other Views: Timbered Hillside, Rock Outcroppings, Ponds, Valley, Meadows, Stream, City Views

Topography: Level, Rolling Hillside, Steep, Rock Outcroppings

Tree Coverage: Heavy – Ponderosa, Spruce, Fir, Aspen, Cedar

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

**Recreation**

On Site: Fishing, Rafting, Canoeing, Hiking, Wildlife Viewing, Camping, Equestrian, Nearby Hunting (Big Game and Waterfowl)

Hunting Permitted on Property: Yes

DOW Area Hunting Unit (s): 59

**Taxes & Zoning**

Annual Taxes (Est): \$1,337

Zoning: A-1 Agricultural

Lease (s): Grazing, Caretaker

Protective Covenants / Amenities: No

Conservation Easement: Potential Exists

Income Potential: Ranching, Outfitting, Hunting, Rental

**Location & Access**

Nearest Town (s): Woodland Park, Colorado Springs, Denver

Nearest Airport (s): Colorado Springs, Denver

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

**Elevation**

8,150 – 9,000 Feet

**Bordering Lands**

Pike National Forest, BLM, Private

**MLS (PPAR/Realtor.com)**

711509

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