~ RISING MOON ~

Divide, Colorado (Teller County)



Offered at \$140,000

Pikes Peak Views ~ (2) Build Sites ~ Pockets of Aspen & Pine ~ Close to Town & Unlimited Outdoor Recreation

14.27 +/- Acres

Rising Moon is a unique offering of unimproved land sitting in the shadow of Pikes Peak. Its pockets of tall pine, spruce and aspen provides a cozy, private setting – ideally suited for full time residence or a weekend cabin or cottage getaway. The 10+ acres of adjoining meadowland gives you sense of spaciousness and its proximity to town and outdoor recreational opportunities are outstanding. The dream of land ownership and building a mountain escape are possible here - the gentle topography, partial fencing, and availability of power and phone (already at your boundary line) and the hassle-free access from paved county-maintained roads, are all helpful attributes. The property consists of (2) adjoining parcels – so, the possibility of two build sites (one on each parcel) exists. Tuck yourself into the trees and experience the pleasures of mountain living watch the moon rise over the top of Pikes Peak, enjoy the vibrant colors of all Four Seasons and frequent visits from area wildlife. And, you will be "Oh So Close" to a variety of outdoor recreation and some of the most celebrated and world-renowned landmarks of Colorado. Day adventures are within easy driving distance from the Property - fly-fishing in South Platte River, boating at Elevenmile or Tarryall Reservoirs, snow-skiing in Summit County, sight-seeing in Colorado Springs or Cripple Creek. Rising Moon is located just minutes from Divide/Woodland Park and less than a mile from US Highway 24 making commute time to work, shopping, medical care, or airports extremely reasonable. This one is a keeper! It offers the best of both worlds - mountain living that is close to town!



Ranches ~ Land ~ Homes ~ Cabins Central Colorado Mountains



TrueWestColorado.com 719.687.9200 (Office)

COLORADO LAND FOR SALE



Partial Fencing (3) Sides



Pine, Spruce and Aspens

Contact Listing Broker: Vicki Garrisi | 719.237.1240 (Cell) | Info@TrueWestColorado.com



TrueWestColorado.com

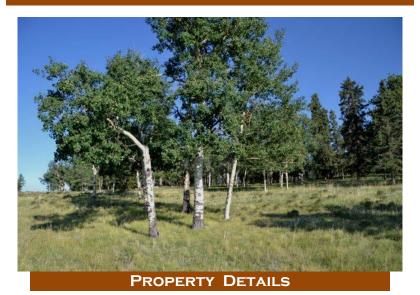
821 West Lafayette Avenue, Ste 100 Woodland Park, CO 80863

Featured Property on **SportsAfieldTrophyProperties.com**



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Improvements

Structure (s): None Well (s): None

Water Rights (other than well): No

Mineral Rights: TBD

Utilities: Underground Electric & Phone, Satellite Internet / TV

Septic: None

Fencing: Perimeter, Partial (3) Sides-Barb Wire

Gated: No

Acreage

14.27+/-

Land Attributes:

Live Water: None

Mountain Views: Pikes Peak, Tarryall Mountain Range

Other Views: Timbered Hillsides, Meadows

Topography: Level, Rolling Hillsides

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

Vegetation: Native Grass, Wildflowers

Recreation

On-Site: Wildlife Viewing, Archery, Nearby Hunting in National

Forest or BLM

Hunting Permitted: No

DOW Area Hunting Unit (s): 59

Taxes & Zoning

Annual Taxes (estimated): Parcel 1 (3.35+/- Ac) = \$356 Parcel 2 (10.92+/- Ac) = \$1,012

Zoning:

Parcel 1 = R-1 Parcel 2 = A-1 Lease (s): None

Protective Covenants / Amenities: Parcel 1 = Yes, Sherwood

Forest Estates

Parcel 2 = No HOA or Covenants Conservation Easement: None Income Potential: None

Location & Access

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

Nearest Airport (s): Colorado Springs, Denver

Access: Maintained Year-Round. Paved County Road to

Pending Driveway

Elevation

9,000 - 9,040 Feet

Bordering Properties

Private

MLS (PPAR/Realtor.com)

2721004

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