

~ 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



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): 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 Hillside, Meadows
Topography: Level, Rolling Hillside
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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