

~ SHILOH RANCH ~
Florissant, Colorado (Teller County)



Offered at \$1,450,000

Borders Extensive BLM Lands & State Land Section ~ Off-Grid Custom Home, Workshop & Barn ~ Outdoor Arena, Corrals, Loafing Sheds, Greenhouse ~ Grazing Lease on Adjoining 120 AC BLM ~ Ride, Explore, Hunt

185+/- Acres

Shiloh Ranch offers a full array of amenities perfect for the avid horseman or outdoor enthusiast. The ranch encompasses 185+/- deeded acres with miles of adjoining BLM Lands along with a 120-acre portion of the BLM privately leased to Shiloh Ranch. The ranch includes a barn/workshop, greenhouse, outdoor arenas, loafing sheds and accompanying holding pens. The main home has a well-designed an open floor plan and is nicely appointed with hardwood and slate flooring, cherry cabinetry and spacious rooms. A main level great room-kitchen-dining area provides front seat views of mountains, valleys, sunrises and sunsets. A wood-burning fireplace hearth conveys a warm and welcoming setting for family and friends. Step out onto the 3-sided wrap-around deck to appreciate the long distance views, 300+ days of sunshine, low humidity and fresh mountain air. Also on the main level, find a large office with built-in desk and cabinetry, laundry and mud rooms, full bath, ample storage as well as a separate guest suite with additional bedroom, bath and family room. The upper level is dedicated solely to the master suite with sitting area, adjoining bath, walk-in closet and access to 10'x10' covered balcony. The steel-framed barn/workshop features 5-stalls, an impressive workshop with a finished guest apartment (full kitchen, bath, and bunk room), and tack and tool room. The entire ranch is engineered to operate on modern solar technology and satellite communications. Exploring the expansive BLM lands that border the property on horseback will be a journey you will not soon forget. Exhilarating scenery of high mountain plateaus, snow-capped mountains, deep river valleys, towering rock formations and lush meadows is out your back door. Pass by remnants of old log homesteads, be reminded of the area's rich gold mining and Indian history, wade through and fish the year-round Fourmile Creek, or do some scouting for your next hunting excursion. Located off a paved, National Scenic Byway about 1¼ hours west of Colorado Springs, the ranch is within easy driving distance to numerous activities (small stakes gaming, white water rafting, fly-fishing, snow skiing, boating). Shiloh Ranch offers a ready-to-go mountain lifestyle suitable for ranching, outfitting, animal bordering or equestrian pursuits.



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com

719.687.9200 (Office)

COLORADO RANCHES FOR SALE



Open Floor Plan



Enjoy horseback riding in adjoining BLM

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):
Custom Home – 3,669 SF
Year Built: 1998, Remodel 2002
Bedrooms: (3)
Baths: (3)
Steel-Framed Barn/Workshop w/ Living Quarters (65'x85') - 5,525 SF
Year Built: 1998, Remodel 2002
5-Stall Barn: Approx 130 SF; Each Stall 10'x13' w/ Hay & Grain Feeders, Floor Mats, Outdoor Access to Individual Holding Pen (Pipe Fencing/Gate) w/ Covered Awning
Workshop: (44'x 85') Approx = 3,750 SF; Concrete Floor, 12'x 12' Door, Tack & Storage Rooms
Living Quarters: (16'x 25') Living Area w/ Wood Stove, Kitchen, ¾ Bath, Plus Bunk Room (7'x11') – Approx = 477 SF

Generator House: 8'x10'
Solar System: (3) Solar Panels, Inverter, Batteries, Generator
Outdoor Arenas/Paddocks: 90'x135', 50'x90, 80'x100', 54'x53', 45'x53'
Multiple Loafing Sheds: Various Sizes
Chicken House w/ Holding Pen
Greenhouse: 10'x12'

Well (s): (1) Domestic
Water Rights (other than well): None
Mineral Rights: None
Utilities: Active Solar, Propane, Satellite Internet / TV
Septic: (2); One for House, One for Living Quarters
Fencing: 100% Perimeter plus Cross Fencing – Barbed & Smooth Wire, Corrals = Pipe Fencing
Gated Entrance: Yes

Land Attributes

Live Water: None
Mountain Views: Mt. Pisgah, Little Pisgah, Booger Red Hill
Other Views: Timbered Hillside, Rock Outcroppings, Valley, Meadows
Topography: Level, Rolling Hillside, Rock Canyons and Outcroppings
Tree Coverage: Light – Ponderosa, Pinon, Scrub Oak
Vegetation: Native Grass, Wildflowers

Recreation

On Site: Hunting (Big & Small Game), Target Shooting, Archery, ATV, Motor Cross, Equestrian, Rock Climbing, Camping, Hiking, Wildlife Viewing
Hunting Permitted: Yes
DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (est.): \$1,519
Zoning: A-1, Agricultural
Lease (s): None
Protective Covenants / Amenities: No Covenants, No HOA
Conservation Easement: None
Income Potential: Ranching, Farming, Outfitting, Hunting, Rental, Animal Boarding

Location & Access

Nearest Town (s): Cripple Creek, Canon City, Florissant, Divide, Woodland Park, Colorado Springs
Nearest Airport (s): Colorado Springs, Pueblo, Denver
Access: Maintained Year-Round. Paved County Road to Gravel Driveway

Elevation

7,600 – 7,850 Feet

Bordering Lands

BLM Lands, State Land Section, Private

MLS (PPAR/Realtor.com)

6685897

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