

~ SLIDING R HORSE RANCH ~
Divide, Colorado (Teller County)



Offered at \$1,139,000

**Custom Mountain Architecture ~ First Class Equestrian Facility ~
Stunning Pikes Peak Views ~ Meadows and Aspen-Filled Forest**

35.0+/- Acres

Sliding R Horse Ranch is not your typical horse property – it offers an ideal equestrian facility complete with luxury accommodations and snow-capped scenery for both horse and rider! A beautifully crafted, mountain style home has main level living, gourmet kitchen and towering floor to ceiling windows that bring the spectacular Colorado scenery inside! Welcoming finishes include rich alder cabinetry, oak floors, stone countertops, Pella windows/doors, decorative lights and warm tones. Find a master suite complete with dual vanities, tub, walk-in shower and abundant closets. Its lower level walkout provides family rec-relaxation area, spacious bedrooms, exercise and additional storage/flex space. Enjoy clear skies, cool mountain air, breathtaking scenery, mature aspen and pine on sun-filled days (or star bright nights) from its standalone platform deck and backyard patio with fire pit. Just a short walk away is a spacious and well-designed Pegasus (7) stall drive-through barn. Every stall has indoor/outdoor access, automatic waterers and matted floors. Also built into the facility is a separate tack room, large hay storage area, half-bath with washer/dryer hookups, hot/cold wash station and dog kennel. Access to the barn is super easy from a county paved road and the property is convenient to town (within minutes). Enjoy nearby equestrian riding in the Pike National Forest, Mueller State Park, Florissant Fossil Beds, Lost Creek Wilderness, BLM Lands and more! In addition, day trips provide opportunities for world-renowned fishing, white water rafting, snow skiing, hot springs or scenic drives. This locale is a wonderful wildlife habitat and a favorite spot for resident herds of migrating elk as well as a variety of other game. Sliding R Horse Ranch has all you need to operate a first-class Colorado mountain horse ranch or elegant gentlemen's equestrian estate!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO HOMES FOR SALE



First Class Equestrian Facility



7-Stall Barn loaded with amenities

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 – 4227 SF
- Year Built: 2005, Remodeled 2010 & 2018
- Bedrooms: (4)
- Baths: (3)
- Garage: Attached, 2-Car, 628 SF

Barn: (36'x96') 3456 SF

- Year Built: 2014
- (7) 12'x12' w/ Indoor/ Outdoor

Access, Nelson Auto Waterers, Concrete & Matt Floor Covering

- Baths: (1)

Other Barn Attributes:

- Electric, Hot/Cold Water, Tack Room (12'x12') Hay Storage Area x 2 (12'x24' each), Wash Station (12'x12'), Dog Kennel (12'x24'), Half Bath with Washer/Dryer Hookups

Well (s): (1) Domestic. Permit # 258609

Water Rights (other than well): None

Mineral Rights: None

Utilities: Electric, Phone, Propane, Satellite Internet / TV

Septic: (2) One for Home, One for Barn

Fencing: Perimeter, Partial, Cross – Rope Fence

Gated: Yes

Acreage

35.0+/-

Land Attributes:

Live Water: None

Mountain Views: Pikes Peak

Other Views: Timbered Hillside, Valley, Meadows

Topography: Level, Rolling Hillside

Tree Coverage: Moderate to Heavy –

Aspen, Spruce, Fir, Ponderosa

Vegetation: Native Grass, Wildflowers.

Front Yard Landscaped & Fenced

Recreation

On Site: Hiking, Wildlife Viewing, Camping, Equestrian. Add'l Nearby Hunting (Big Game)

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 511

Taxes & Zoning

Annual Taxes (Est.): \$2,021

Zoning: A-1

Lease (s): None

Protective Covenants: Yes

Conservation Easement: None

Income Potential: Rental, Animal Boarding

Location & Access

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

Nearest Airport (s): Colorado Springs, Denver

Access: Maintained Year-Round. Paved County Road

Elevation

9,000 – 9,140 Feet

Bordering Properties

Private

MLS (PPAR/Realtor.com)

8164779

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