

**~ TALL MEADOWS ~**  
Florissant, Colorado (Teller County)



**Offered at \$189,000**

**Views of Pikes Peak, Mt. Pisgah, Meadows, Ponds, Slater Creek Valley ~  
Borders BLM Lands ~ Tucked In & Private Build Site ~ Gentle Meadows ~  
Livestock Friendly**

**36.20 +/- Acres**

Tall Meadows is just the place to make those dreams of owning a mountain property come true! This unique parcel has a little bit of something for everyone. There is a natural building site tucked into the trees and nestled against the towering rock bluffs that would be ideal for your designer-mountain home or quaint log cabin. From this vantage point, you have views of Pikes Peak, Mt. Pisgah, and plenty of open meadows dotted with sparkling ponds. The front portion of the property has a very gentle topography which makes it equestrian and livestock friendly – just imagine watching your horses grazing in the lush green meadows and crisp mountain air in this spectacular setting! The rear portion of the property has some special surprises for the young and young at heart. Scamper across the rock outcroppings and through the trees to discover something new at nearly every turn. Check out the towering rock bluffs, ancient pines, scattered aspen and a hidden spring in the 300+ acres of bordering BLM Lands! Located in the Slater Creek Valley and less than two miles off a paved county road, it is easy driving along scenic byways and close to a variety of recreation, historical and educational attractions, entertainment, and all the necessities (groceries, schools, medical). Access is from a county maintained gravel road which has underground power and phone. Tall Meadows may be just the place you have been looking for – a fabulous Colorado Rocky Mountains setting perfect for your horses, camping, and hunting, that weekend get-away or year around home!



**Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains**



**TrueWestColorado.com**

719.687.9200 (Office)

**COLORADO LAND FOR SALE**



**Views of Mt. Pisgah**



**Views of Pikes Peak**

**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): None  
Mineral Rights: Yes  
Utilities: Electric, Phone at County Road  
Septic: None  
Fencing: None  
Gated: Yes

**Acreage**

36.20 +/-

**Land Attributes:**

Live Water: None  
Mountain Views: Pikes Peak, Mt. Pisgah  
Other Views: Timbered Hillside, Rock Outcroppings & Bluffs, Ponds, Valley, Meadows  
Topography: Level, Rock Outcroppings, Steep (Rock Bluffs)  
Tree Coverage: Light – Ponderosa, Scattered Spruce, Fir, Aspen, Pinon, Cedar  
Vegetation: Native Grass, Scrub Oak, Wild Berries, Wildflowers

**Recreation**

On-Site: Hiking, Wildlife Viewing, Camping, Equestrian, Rock Climbing, Hunting (Big & Small Game)  
Hunting Permitted: Yes  
DOW Area Hunting Unit (s): 581

**Taxes & Zoning**

Annual Taxes (estimated): \$10  
Zoning: A-1 Agricultural  
Lease (s): Grazing  
Protective Covenants / Amenities: Covenants, No HOA, Gated  
Conservation Easement: None  
Income Potential: NA

**Location & Access**

Nearest Town(s): Florissant, Cripple Creek, Divide, Woodland Park, Colorado Springs  
Nearest Airport (s): Colorado Springs, Denver  
Access: Gravel Roads – Gravel County Road to Private Gravel to Driveway

**Elevation**

7,980 – 8,350 Feet

**Bordering Properties**

BLM (1) Sides, Private

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

5993004

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