

Colorado Land For Sale
~ Trail Scout ~



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



Near Guffey, Colorado (Fremont County)



TrueWestColorado.com

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

Price: \$135,000 | Acres: 35.01 +/-

**Diverse Topography w/ Numerous Game Trail
Equestrian Friendly ~ Abundant Wildlife
RV, Camping, Hunting, Hiking**

Trail Scout offers beginner, intermediate and expert level recreational activities for adventurous explorers or for those just wanting to relax and take in the beauty that is Colorado! This property is a generous blend of colorful meadows filled with summer wildflowers and hillsides with diverse timber and topography. For those seeking a more tranquil lifestyle, pull your RV into a secluded part of the property and enjoy a cozy campfire and evening stargazing. Wake up to the morning sounds of mountain birds calling to one another to start their day. Trail Scout is also an equestrian friendly property, so saddle up and take a trail ride for a new appreciation of the land from horseback. If you are feeling more energized, grab your hiking boots, binoculars and compass and head out for an adventure traversing the more rugged terrain in the back hillsides. The land is teeming with abundant game trails. Watch for Colorado native wildlife such as mule deer, bears, and other woodland creatures! Climb your own mountain and take in the beauty of the land and its views from different vantage points. Trail Scout is ready for building your mountain cabin or home with power and phone available at the property line. Located in the gated Alpine Bluffs Ranch community, this Colorado hidden treasure is the perfect place for individuals seeking a variety of outdoor activities.



Underground Electric & Phone Available



Colorful Summer Meadows



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719.687.9200 (Office)

821 West Lafayette Avenue, Suite 100 | Woodland Park, CO 80863



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Live Water

None

Mountain Views

Thirtyone Mile Mountain, Delilah Peak, Wall Mountain

Other Views

Timbered Hillsides, Rock Outcroppings, Valley, Meadows

Topography

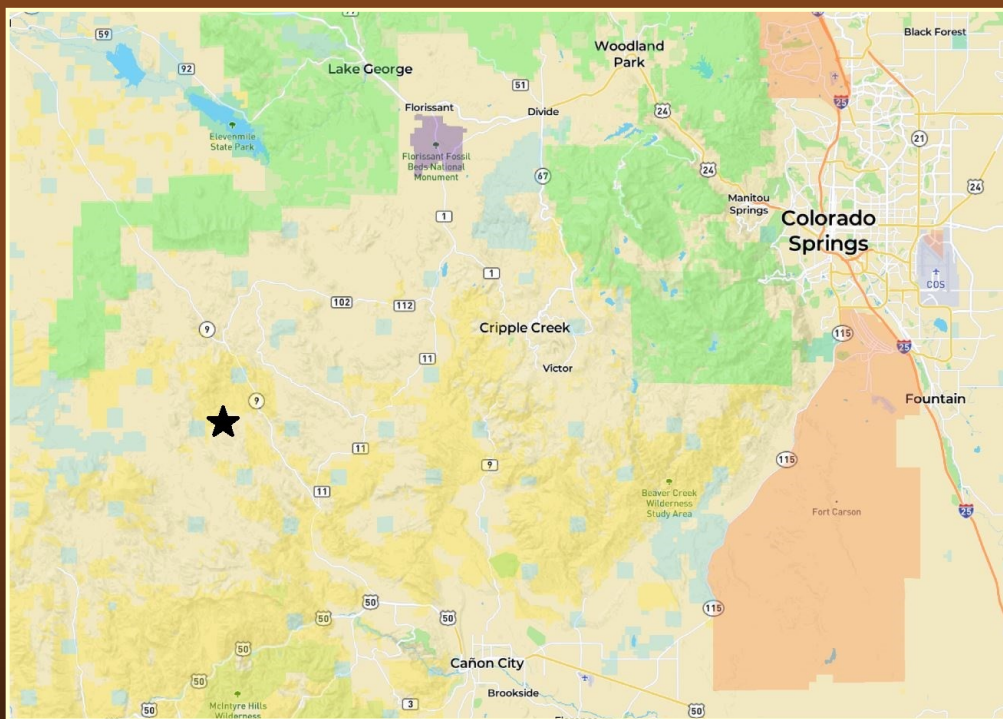
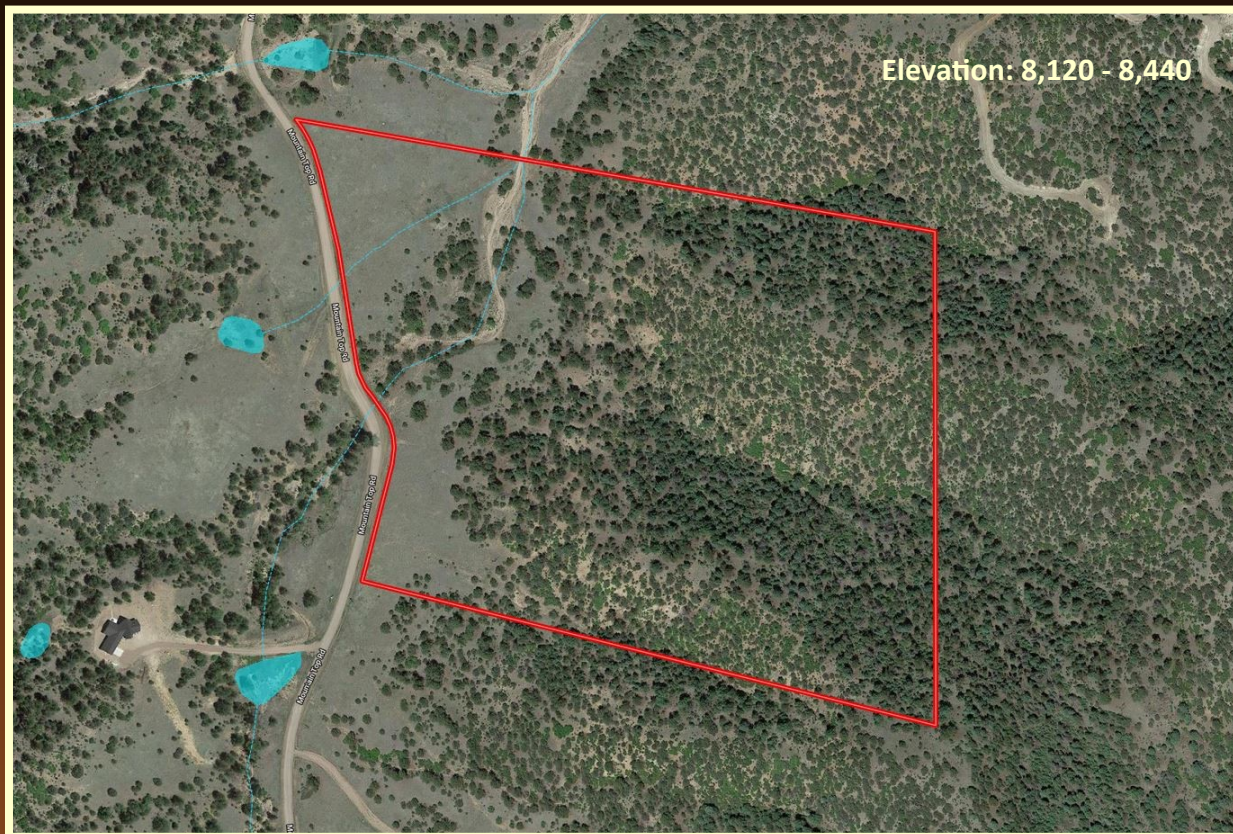
Level, Steep, Rock Outcroppings

Tree Coverage

Moderate — Ponderosa, Blue Spruce, Engelmann Spruce, Fir, Pinon, Cottonwood

Vegetation

Native Grass, Scrub Oak, Wildflowers



Bordering Properties

Private

Nearest Airports

Colorado Springs, Pueblo, Denver

Access

Maintained Year-Round. Paved County Road to Private Gravel

Latitude: 38.6617

Longitude: - 105.5255

Property Recreation

Hunting (Big & Small Game), RV, Camping, ATV, Target Shooting, Archery, Equestrian, Wildlife Viewing, Hiking

Hunting Permitted

Yes

DOW Area Hunting Unit

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