

**~ HAY CREEK OVERLOOK ~**  
Florissant, Colorado (Teller County)



***Offered at \$119,000***

**Borders Dome Rock Wilderness Area ~ Hay Creek Crosses Property  
Hike, Camp, Build ~ Mountain & Valley Views  
Access to Community Fishing Pond**

**35.0 +/- Acres**

Is a beautiful 35+/- acre parcel that borders Mueller State Park and has Hay Creek meandering across its lush valley floor. Giant outcroppings, huge rock formations, hidden meadows and abundant wildlife remind you that you are in the Colorado Rocky Mountains at every turn. Its sloping terrain is heavily treed with pine, fir, spruce and aspen. High points of the property (for the adventurous Hiker or Mountaineer) provide stunning views of the snow-capped Sangre De Cristo Mountains, Wrights Reservoir, Mueller State Park and the Fourmile Valley. It is tucked away along a timber-lined, winding road and offers a private and peaceful setting to relax and unwind. Take a hike, camp or build that dream "getaway cabin" or second home. Wade in the creek or sit by its banks to listen to the water as it makes its way over and around the rocks. With 300+ days of sunshine, low humidity, and mild temperatures, you can watch the shadows dance across the landscape in all four seasons. Hay Creek Overlook is part of a gated community that boasts of stocked fishing ponds and picnic areas that delight both young and old. You will also find numerous options for recreational activities within easy driving distance: additional fishing, white water rafting, boating, hunting, biking, horseback riding, camping. You can also enjoy sight-seeing along National Scenic Byways & small stakes gaming in the Cripple Creek / Victor historic gold-mining district - only 15 minutes away! Don't let this one pass you by, Hay Creek Overlook could be just what you've been looking for – a place to enjoy all the best that Colorado has to offer!



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



**TrueWestColorado.com**

719.687.9200 (Office)

**COLORADO LAND FOR SALE**



**Crazy Rock Formations**



**Borders Dome Rock Wilderness Area**

**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: None  
Utilities: Nearby  
Septic: None  
Fencing: Partial – Perimeter, Barbed Wire

**Acreage**

35.0+/-

**Land Attributes**

Live Water:  
Hay Creek – 600+/- FT  
B Lazy M Community Stocked Fishing Ponds  
Mountain Views: Sangre De Cristo's, Mt. Pisgah  
Other Views: Timbered Hillsides, Rock Outcroppings, Valley,  
Meadows, Creek, Mueller State Park  
Topography: Steep, Rock Outcroppings  
Tree Coverage: Heavy – Ponderosa, Spruce, Fir, Aspen  
Vegetation: Wild Grass, Scrub Oak, Wild Berries, Wildflowers

**Recreation**

On-Site: Fishing (Brook & Cutthroat Trout), Hiking, Wildlife  
Viewing, Camping, Nearby Hunting (Big Game and Waterfowl)  
Hunting Permitted on Property: No  
DOW Area Hunting Unit (s): 581

**Taxes & Zoning**

Annual Taxes (estimated): \$11  
Zoning: A-1 Agricultural  
Lease (s): Grazing  
Protective Covenants / Amenities: B Lazy M Ranch Owners  
Association / Stocked Fishing Pond, Picnic Areas, Snow  
Removal, Road Maintenance, Gated  
Conservation Easement: None  
Income Potential: None

**Location & Access**

Nearest Town (s): Florissant, Cripple Creek, Divide, Woodland  
Park, Colorado Springs  
Nearest Airport (s): Colorado Springs, Denver  
Access: Maintained Year-Round. County Roads to Private  
Gravel Road

**Elevation**

8,700 – 9,300 Feet

**Bordering Lands**

Mueller State Park, Private

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

719467

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