

~ RUGGED & REFINED ~
Florissant, Colorado (Teller County)



Offered at \$139,500

**Pikes Peak & Sangre De Cristo Views ~ Magnificent Rock Formations
~ Pine, Aspen & Meadows**

35.01 +/- Acres

Step into a Colorado mountain paradise with cool timbered forests, quiet aspen meadows, incredible rock formations and amazing views! From the eastern and southern points on the property you are welcomed by the snow-capped scenery of the 14,000+/- foot mountains of Pikes Peak and the Sangre De Cristo Mountain Ranges. Towards the west you overlook a magnificent ranching valley known as Slater Creek – a valley dotted with ponds and a meandering creek framed by towering rock bluffs. This property sits atop a high mountain plateau and has a varied topography (both rugged and refined). Even the avid Outdoorsmen or Hunter will find exploring its boundaries to be rewarding and challenging. Hike to giant granite rock formations or stroll through the aspen meadows along a small seasonal spring to watch for wildlife or contemplate life's mysteries. The location offers a private mountain escape with a spectacular landscape that is just far enough off the beaten path that a weekend camping / hunting trip or building that dream "getaway mountain cabin" can become a reality. There is year around access and utilities are already at the property line. Only 1 hour west of Colorado Springs with numerous educational, outdoor and sightseeing activities in the region to be discovered. Whatever your passion, you will find your perspective to be clearer from this mountaintop! Rugged & Refined is an outdoor wonderland that will provide you with moments of constant surprise!



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



TrueWestColorado.com
719.687.9200 (Office)

COLORADO LAND FOR SALE



Rock Perches & Mountain Vistas



Hiking, Hunting & Exploring

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: TBD
Utilities: Electric, Phone, Satellite Internet / TV
Septic: None
Fencing: None

Acreage

35.01+/-

Land Attributes

Live Water: Seasonal Spring
Mountain Views: Pikes Peak, Sangre De Cristo's, Mt. Pisgah
Other Views: Timbered Hillsides, Rock Outcroppings, Ponds, Valley, Meadows,
Topography: Level, Rolling Hillsides, Steep, Rock Outcroppings
Tree Coverage: Moderate – Ponderosa, Spruce, Fir, Aspen, Pinon, Cedar
Vegetation: Wild Grass, Scrub Oak, Wild Berries, Wildflowers

Recreation

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

Taxes & Zoning

Annual Taxes (estimated): \$1,408
Zoning: A-1
Lease (s): None
Protective Covenants / Amenities: Sunrise Ridge Ranch Homeowners Association / 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. Gravel County Road to Private Gravel

Elevation

8,150 – 8,550 Feet

Bordering Lands

Private

MLS (PPAR/Realtor.com)

793763

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