~ 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 snowcapped 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!

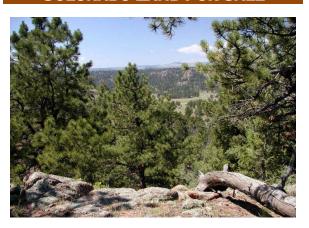


Ranches ~ Land ~ Homes ~ Cabins Central Colorado Mountains



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



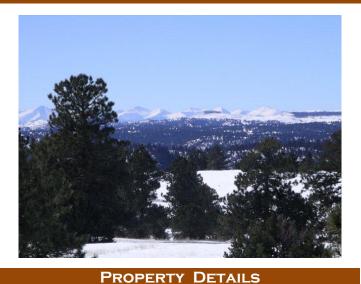
TrueWestColorado.com 821 West Lafayette Avenue, Ste 100 Woodland Park, CO 80863

Featured Property on **SportsAfieldTrophyProperties.com**



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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

<u>Acreage</u>

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, Cedai

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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