

~ EAGLE SPRINGS RANCH ~
Florissant, Colorado (Teller County)



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



Offered at \$980,000

Comfortable Off-Grid Custom Home ~ Artesian Spring w/ Water Rights ~ Workshop, Greenhouses, Chicken Coops ~ Deeded Access to BLM Lands ~ Hunt, Ride, Shoot, Live off the Land

80 +/- Acres

Eagle Springs Ranch offers an opportunity to experience a Colorado off-grid lifestyle and farm-to-table living. Enjoy views of Mt Pisgah and sweeping mountain topography from this custom home designed with a comfortable open floor plan, main level living and spacious rooms. Friends and family will enjoy the covered porches – perfect for outdoor entertaining, cookouts, or simply watching the sunset on the western horizon. A fire pit area offers evening activities such as roasting marshmallows, sharing tall tales or strumming guitars. A detached workshop/garage includes one bedroom/one bath living quarters and ample space for big-sized projects and/or equipment storage. The high-tech solar system provides reliable, on-demand electricity for all structures. The ranch encompasses 80 acres of high mountain meadows which are livestock ready - grazable acres, fully fenced perimeter, loafing sheds with holding pens & stock tanks. Raised planting beds, greenhouses, chicken coops, raspberry bushes and fruit trees offer a good start to “living off the land”. Typical climate patterns include 300+ days of sunshine with moderate temperatures and mild winters. Add an artesian spring w/ water rights, intriguing rock outcroppings, long distance views of rolling hills, and deeded access into thousands of acres of BLM lands for hunting, riding or other outdoor recreation and you have a package that is hard to beat! Experience the quiet backcountry and the satisfaction and pride of hunting/growing your own food. Located only 45 miles southwest of Colorado Springs with easy access off a paved Colorado Scenic Byway called the “Gold Belt Tour”. This is the perfect place for those yearning to sample a “farm to table” lifestyle away from the city lights. Find nearby trout fishing & rafting in the Arkansas River; Cripple Creek, a fully restored historical 1890’s gold rush town with small stakes gambling, entertainment & restaurants and snow skiing in Summit County.



TrueWestColorado.com
719.687.9200 (Office)

COLORADO RANCH FOR SALE



Artesian Spring w/Water Rights



Home Grown Vegetables

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):

- Custom Home – 3,320 SF
- Year Built: 2011
- Bedrooms: (4)
- Baths: (4)
- Workshop/Garage w/ Living Quarters – 2,688 SF
- Year Built: 2010
- Workshop/Garage: (30'x 64') – 1,920 SF
- Living Quarters (1 Bedroom, 1 Bath): (12'x 64') - 768 SF
- Grain/Tack House: (10' x 12") – 120 SF
- (5) Loafing Sheds: Various Sizes w/ Holding Pens
- (2) Chicken House: (6'x10') w/ Holding Pens (14'x30')
- Greenhouse: 10'x12'
- Greenhouse: 11'x16'
- Raised Planting Bed: 8'x16'
- Round Pen
- Hay Pen
- Solar System: Stationary Panels, Xantrex Inverter, 24 KW Generator

Well (s): (1) Domestic/Stock Well. Permit # 283059

Water Rights (other than well): Yes, Artesian Spring for Livestock and Wildlife Use
Mineral Rights: None

Utilities: Active Solar, Propane, Satellite Internet / TV
Septic: (2) One Septic System of House, One for Workshop/Living Quarters
Fencing: 100% Perimeter – Barbed Wire
Gated: Yes

Acresage

80.0 +/-

Land Attributes:

Live Water: Artesian Spring
Mountain Views: Mt. Pisgah, Little Pisgah, Booger Red Hill
Other Views: Timbered Hillsides, Rock Outcroppings, Valley, Meadows
Topography: Level, Rolling Hillsides, Rock Canyons and Outcroppings
Tree Coverage: Light – Ponderosa, Pinon, Scrub Oak
Vegetation: Native Grass, Wildflowers, Raspberry Bushes, Choke Cherry & Apple Fruit Trees

Recreation

On-Site: Fishing (Stocked Pond), Hiking, Wildlife Viewing, Camping, Equestrian, Rock Climbing, Hunting (Big Game and Waterfowl)
Hunting Permitted: Yes
DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (est.): \$1,685
Zoning: A-1, Agricultural
Lease (s): None
Protective Covenants / Amenities: No Covenants, No HOA
Conservation Easement: None
Income Potential: Ranching, Farming, Outfitting, Hunting, Rental, Animal Boarding

Location & Access

Nearest Town (s): Cripple Creek, Canon City, Divide, Woodland Park, Florissant, Colorado Springs
Nearest Airport (s): Colorado Springs, Pueblo, Denver
Access: Maintained Year-Round. Paved County Road to Gravel Driveway

Elevation

7,400 – 7,850 Feet

Bordering Properties

State Land Section, Private
Property has Deeded Equestrian / Pedestrian Easement into Nearby BLM Lands

MLS (PPAR/Realtor.com)

8491370

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