



Signal Butte Base Camp, Teller County, Colorado, 40.00 Acres

\$575,000

- Big Game, Lake/Pond, Off-Road, Stream/River, Timberland, Upland Bird, Wildlife Viewing

Picture family and friends sitting around a crackling fire, the smell of fresh pine and spruce, and a distant elk bulking on the mountain. The Signal Butte Base Camp is rare find in the Colorado high country and a great place to build an outdoor family legacy. The property feature 40 acres bordering thousands of acres of Pike National Forest and is already set-up as a camping, hunting, and recreational getaway. Improvements include several bunk sheds with decking, an outdoor kitchen area to grill and prepare food, tent platforms, a shooting hut and range, outdoor shower, hiking trails and more. The property has live water with over 1,000 feet on Trail Creek which features a year-round creek drainage and beaver pond and is loaded with wildlife including elk, deer, moose, turkey, and black bear.

This property is heavily timbered and very private and is not part of any HOA. Situated at the base of Signal Butte the property rises from the Trail Creek drainage and is heavily timbered providing ultimate privacy and seclusion. A gated entrance provides further security. The location of the property offers immediate access to many miles of ATV and off-road trails. In addition, the land directly borders National Forest land on 3 sides and it is ideal for the recreational and outdoor enthusiast, a family legacy property, hunting camp, or future cabin.

Improvement Round-Up

- Three 120 Sq. Ft Camp Bunkhouses with Decks
- Shooting Hut and Range - 15 Yard to 150 Yard Targets
- Three Tent Platforms
- Outdoor Grill and Food Prep Area
- Outdoor Shower
- Two 900 Liter Rain Water Collection Tanks

Accessibility

The property is only 20 minutes north of Florissant, Colorado. Trail Creek Road is a county gravel road but there is no winter maintenance on this road, so access during winter months may be intermittent depending on weather conditions. Though very private and remote, Florissant offers restaurants, a hardware store, and convenience store. For larger shopping and expanded dining needs, Woodland Park and Colorado Springs are an easy drive away.

Water and Utilities

The property does not currently have a well and the area is off-grid.

Wildlife and Recreation

The land is a recreational haven for many activities. Enjoy hiking, ATV/UTV use, camping, hunting, shooting, and more. Elk, mule deer, and turkey are seen regularly in and around the land, often grazing in the Trail Creek drainage or bordering National Forest. The property is located in GMU 511 which offers over-the-counter licenses for 2nd and 3rd rifle seasons for bull elk and a five month extended cow elk rifle season. This property would also be an ideal spot for archery hunters. Mule deer tags can be easily obtained through a draw process as well. The property is absolutely loaded with turkey and OTC licenses are available in this GMU. The property adjoins 1,000's of acres of Pike National Forest, offering expanded opportunities to hunt, ATV, and explore the back country. From the property, you have immediate access to miles of back country ATV and 4x4 trails. For fishing enthusiasts, the South Platte River, Cheesman Reservoir and 11 Mile Reservoir are all within easy striking distance of the property.

Main Info

- Street Address : 10223 Trail Creek Rd
 - Postal / Zip Code : 80816
 - State / Province : Colorado
 - County : Teller
 - Closest City : Florissant
- Lot Size Acres : 40.00 Acres
 - Dwelling : No
 - (Assessor) Parcel Number : 10223 Trail Creek Rd

Taxes

Tax Year : 2024

Estimated Taxes per year are \$5,037.00

Broker Info

Jeff Switzer

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Jeff Switzer, Owner and Managing Broker, Accredited Land Consultant (ALC), founded Rocky Mountain Ranch & Land to

realize his vision and passion for the land. He brings over 30 years of experience to the real estate business, and his love of the land and the outdoors extends through his business practices. He is a licensed employing level real estate broker in Colorado and Florida and is a member of the Pikes Peak Association of Realtors, National Association of Realtors, and Realtors Land Institute. Jeff has also earned the prestigious Accredited Land Consultant (ALC) designation through the Realtors Land Institute. He has worked in every facet of the land business including acquisitions, sales & marketing, land planning, entitlements, and development and has held senior executive positions for several nationally recognized real estate companies. Jeff currently serves on the Sports Afield Trophy Properties Planning Council. His experience has taken him to nearly every region of the United States and since 1995 he has acquired or managed the development and sale of numerous ranches throughout Central and Southern Colorado. Jeff has successfully navigated complex real estate transactions involving land use issues, conservation easements, mineral and water rights, livestock, ranch and farm management, grazing and hunting leases, family trust and partnership issues, project financing, and negotiations with State and Federal agencies. Jeff has the knowledge and experience to implement the latest and most innovative marketing strategies for sellers and identify the best values in the real estate market for buyers.

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