

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



Offered at \$129,000

**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): \$9.72
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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