

~ ASPEN TRAILS ~
Florissant, Colorado (Teller County)



Offered at \$355,000

**Borders BLM ~ Rock Bluffs ~ Aspen Meadows ~ Private & Secluded ~
Cabin Site ~ Mineral Rights ~ Intermittent Stream**

51.41 +/- Acres

Is a 51+ acre parcel providing a bold and beautiful setting for a weekend cabin or hunting escape! An amazing south-facing building site is situated in a spacious aspen grove and offers powerful views of the Sangre de Cristo Mountain Range. It is nestled between BLM Lands, large ranches, a towering rock bluff rim and at the end of the road in a private mountain ranch. To reach the property, you will meander through a private easement of a large conserved ranch, see livestock grazing and recall the "Old West" cowboy stories of your childhood. Located just off the well traveled scenic byways of Teller County, its ideal location offers privacy and seclusion, yet is not too far from the comforts of civilization. A varied terrain of heavy, dark timber (fir, spruce, ponderosa), large aspen groves, rock outcroppings and hidden meadows with an intermittent stream, is perfect for the amateur or avid hunter looking for trophy elk, mule deer, bear or turkey. Over the counter big game licenses are available in this DOW Unit, adding to your hunting opportunities. Your scouting and camping gear will be put to good use as you explore and familiarize yourself with your very own private hunting grounds and adjacent BLM Lands. For those that enjoy a more comfortable campsite, this property is ready for you to build that Colorado mountain cabin you've been dreaming about! Just imagine your cabin being tucked away in this peaceful, rural setting that is teeming with wildlife and offering some of Colorado very best mountain scenery! Located only 1.5 hours west of Colorado Springs, it is an easy drive along scenic byways and close enough to be fully enjoyed as often as you like. Underground power and phone are at the property line or off-grid power options are also a possibility. Aspen Trails is worlds away from the fast paced city life where you can explore, hike, hunt or just relax to your heart's content!

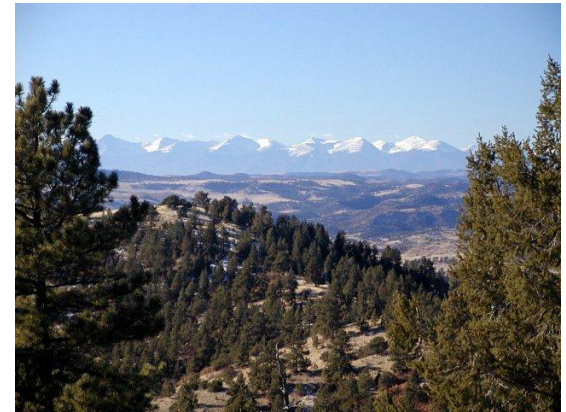


**Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains**



TrueWestColorado.com
719.687.9200 (Office)

COLORADO LAND FOR SALE



Snow-Capped Views



Borders BLM Lands

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



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Improvements

Structures:

- None

Well (s): None

Water Rights (other than well): None

Mineral Rights: Yes

Utilities: Electric & Phone at Property Boundary (Underground)

Septic: None

Fencing: Partial Perimeter – Barbed Wire

Acreage

51.41+/-

Land Attributes

Live Water: Intermittent Stream

Mountain Views: Sangre De Cristo's, Mt. Pisgah, Area Mountain Ranges

Other Views: Fourmile Valley, BLM Lands, Rock Bluffs, Rock Outcroppings, Timbered Hillside, Meadows

Topography: Rock Bluffs, Meadows, Rolling Hillside, Steep
Tree Coverage: Heavy – Ponderosa, Fir, Spruce, Aspen, Gambel Oak

Vegetation: Wild Grass, Scrub Oak, Wild Berries, Wildflowers

Mountain Views: Pikes Peak

Topography: Level, Arroyo, Rock Outcroppings

Recreation

DOW Area Hunting Unit (s): 581

Hunting Permitted on Property: Yes

On-Site: Wildlife Viewing, Camping, Equestrian, Rock Climbing, Fishing in adjoining BLM Land, Hunting (Big Game)

Hunter Permitted: Yes

DOW Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (estimated): \$6.34

Zoning: A-1 Agricultural

Lease (s): Grazing

Protective Covenants / Amenities: Hidden Canyon Ranch

Landowners Association: Gated

Conservation Easement: None

Income Potential: None

Location & Access

Nearest Town (s): Cripple Creek, Florissant, Divide, Woodland Park

Nearest Airport (s): Colorado Springs, Denver

Access: Maintained Year-Round. Paved County Road to Gravel County Road to Private Gravel to Driveway

Elevation

8,600 – 9,270

Bordering Properties

BLM Lands, Private

MLS (PPAR/Realtor.com)

731311

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