

~ EAGLE'S PERCH ~
South of Florissant, Colorado (Teller County)



Offered at \$399,000

**Cozy Log Cabin ~ Powerful Scenery
Rock Outcroppings ~ Diverse Timber & Wildlife**

42.54 +/- Acres

Offers a small rustic cabin and a spectacular mix of high-energy mountain scenery combined with a diverse topography of meadows, rock outcroppings and hidden valleys. The minute you walk onto the land you will feel that Rocky Mountain High! From the property's rock outcroppings, cabin windows, or private valleys, you will enjoy vistas as far as the eyes can see - to the south are the Sangre de Cristo Mountains framing the picturesque Slater Creek valley down below. To the east (about 15 miles as the Eagle flies) is 14,110 foot Pikes Peak. An intermittent spring or two attract area wildlife such as mule deer, turkey, bear and some occasional elk. Hiking the property is an outdoor adventure in itself with several valleys, rock formations and a mix of spruce, fir, pine timber and scattered aspens. Experience many other area outdoor recreational activities such as fishing, rafting, boating, skiing, and horseback riding. Eagle's Perch is perfect for that weekend cabin retreat or year round residence!



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



**TrueWestColorado.com
719.687.9200 (Office)**

COLORADO CABIN FOR SALE



Meadows Filled with Wildflowers



Dramatic Pikes Peak & Sangre Views

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):

- Log Home: 1,645 SF
- Year Built: 1980
- Bedrooms: (1)
- Baths: (1)

Well (s): (1) Permit # 105327

Water Rights (other than well): None

Mineral Rights: None

Utilities: Electric, Phone, Propane, Satellite TV / Internet

Septic: (1)

Fencing: None

Acreage

42.54+/-

Land Attributes

Live Water: None

Mountain Views: Pikes Peak, Sangre De Cristo's, Mt. Pisgah

Other Views: Slater Creek Valley, Timbered Hillside, Rock

Outcroppings, Ponds, Meadows

Topography: Level, Rolling Hillside, Steep, Rock Outcroppings

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

Recreation

On-Site: Hiking, Wildlife Viewing, Camping, Hunting (Big Game)

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (est.): \$1,039

Zoning: A-1 Agricultural

Lease (s): None

Protective Covenants: Chateau West II, Sunrise Ridge Ranch / Gated

Conservation Easement: None

Income Potential: None

Location & Access

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

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

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

Elevation

8,360 - 8,650 Feet

Bordering Properties

Private

MLS (PPAR/Realtor.com)

718867

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