~ 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!

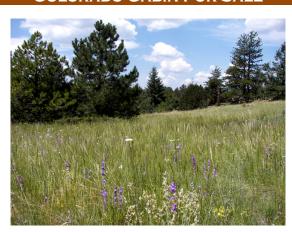


Ranches ~ Land ~ Homes ~ Cabins Central Colorado Mountains



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**



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PROPERTY DETAILS



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Improvements

Structure (s):

Log Home: 1,645 SFYear Built: 1980Bedrooms: (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 Hillsides, Rock

Outcroppings, Ponds, Meadows

Topography: Level, Rolling Hillsides, 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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