

~ GOLD CAMP RANCH ~  
Victor, Colorado (Teller County)



**Offered at \$780,000**

**Ponds & Meandering Creek ~ Rustic Cabins, Barn & Corral ~ Trophy Wildlife (Elk & Mule Deer) ~ Aspen & Snow-capped Mountain Views**

**115.47 +/- Acres**

Gold Camp Ranch is set in the Central Colorado Mountains and has all the attributes of a premiere, high elevation alpine hunting camp and retreat. A surplus of aspen, fir and spruce trees fill its rolling hillsides providing privacy as well as an ever changing range of colors for every season. The (6) spring-fed ponds, (4) with year-round water and seasonal creek attract a wide variety of wildlife. Trophy elk herds, mule deer, bear, mountain lion as well as a multitude of small game call the ranch home. Structures on the property were originally built to facilitate a hunting/outfitting operation. During its peak, the ranch housed 16 guests, 8 staff and 40-66 head of stock. Clustered at the base of Cow Mountain, you will find the main meeting hall (full kitchen, dining/classroom hall, great room & ¾ bath, large deck), (4) small cabins (each with bedroom & bath), several day cabins, barn and corrals. All the cabins have unfinished pine exteriors keeping with the natural rustic Colorado theme. In addition, there is an old time root cellar, workshop, grain and Quonset hut. Hitching posts, campfire rings, shooting benches and targets dot the landscape. Enjoy spectacular views of the snow-capped Sangre Mountains and frequent wildlife visitors from your front porch; and, Bison and Skagway Reservoirs from different vantage points on the ranch. Uses for the property could range from hunting & orienteering types of outdoor recreation (hiking, ATV, horseback riding), fulltime residence, corporate retreat or a working horse/cattle ranch. Access is from county maintained Gold Camp Road, only 2 miles off the pavement and minutes from the historic mining towns of Victor/Cripple Creek - all the traditional conveniences of shopping & entertainment within easy reach. The ranch is an ideal escape from Colorado Springs (one hour) and Denver (1 hour 45 min). If you want to experience the feel of the old west, Gold Camp Ranch is the place for you!



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



**TrueWestColorado.com**  
719.687.9200 (Office)

**COLORADO RANCH FOR SALE**



**Glorious Aspen Groves**



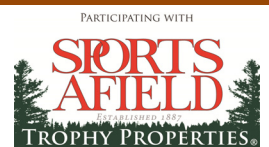
**Outdoor Entertaining**

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):

- Main Lodge / Meeting Hall: 1,322 SF, Year Built: 2000 w/ Full Kitchen, Dining / Classroom, Great Room, Laundry, ¼ Bath
- (3) Cabins – 280 SF each w/(1) Bedroom & Bath, Year Built: 2000
- Day Cabin – 768 SF w/ (2) Bedrooms, 0 Bath, Year Built: 2000
- (2) Day Cabins – 168 SF each w/ (1) Bedroom, 0 Bath, Year Built: 2000
- Barn – 1,792 SF w/ Electric, (2) Adjoining Corrals, Year Built: 2000
- Quonset – 1,500 SF, Year Built: 2001
- Storage Shed – 425 SF, Year Built: 2000

Well (s): (1) Domestic. Permit # 288145

Water Rights (other than well): None

Mineral Rights: Yes

Utilities: Electric, Phone, Propane, Satellite

Internet / TV

Septic: (1)

Fencing: Perimeter, Cross – Barbed Wire,

Hot Wire

Gated: Yes

**Acreage**

115.47 +/-

**Land Attributes:**

Live Water:

(4) Ponds + (2) Add'l Seasonal Ponds

Seasonal Creek

Mountain Views: Sangre De Cristo's, Cow Mountain,

Other Views: Timbered Hillsides, Rock Outcroppings, Ponds, Valley, Meadows,

Stream, Bison & Skagway Reservoirs

Topography: Level, Rolling Hillsides, Steep

Tree Coverage: Moderate to Heavy –

Aspen, Spruce, Fir, Ponderosa

Vegetation: Wild Grass, Wild Berries,

Wildflowers

**Recreation**

On-Site: Fishing, Hiking, Wildlife Viewing, Camping, Equestrian, Hunting (Big Game and Waterfowl)

Hunting Permitted on Property: Yes

DOW Area Hunting Unit (s): 59

**Taxes & Zoning**

Annual Taxes (estimated): \$1,892

Zoning: A-1 Agricultural

Lease (s): Grazing

Protective Covenants / Amenities: No Covenants, No HOA

Conservation Easement: None - Potential Exists

Income Potential: Ranching, Outfitting, Hunting, Rental, Animal Boarding

**Location & Access**

Nearest Town (s): Victor, Cripple Creek, Divide, Woodland Park, Colorado Springs

Nearest Airport (s): Colorado Springs, Denver

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

**Elevation**

9,700 – 10,500 Feet

**Bordering Properties**

Private

**MLS (PPAR/Realtor.com)**

2124649

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