

~HIGH COUNTRY RANCH AT ELEVENMILE ~
Florissant, Colorado (Park County)



Offered at \$2,379,950

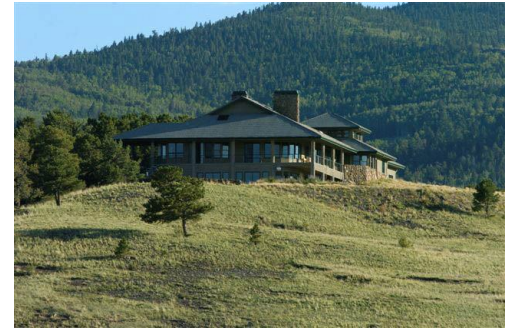
(6) Ponds, (2) Springs, Sims Creek ~ Water Rights ~ Borders National Forest ~ Custom Home w/ Indoor Pool ~ Overlooks Elevenmile Reservoir

406.00+/- Acres

High Country Ranch at Elevenmile defines Colorado living at its best – a luxury home in a naturally beautiful setting possessing a wide variety of outdoor activities and the perfect amount of seclusion! Its impressive and spacious home is positioned on a commanding hilltop and overlooks an expansive landscape. The snow-capped scenery of the Continental Divide and Pikes Peak, the pond filled meadows and front seat views of Elevenmile Reservoir are nothing less than exhilarating. This unique setting offers endless opportunities; from a gentlemen’s ranch, to rugged outdoor adventures, to a simple rural lifestyle away from the bustle of city life. For the rancher, the grassy meadows rich with (6) ponds, (2) springs and Sims Creek frontage along with exceptional water rights, it fits the bill for a livestock operation or equestrian facility. The avid outdoorsman will value the big game trophy hunting (elk, deer and antelope) both on the ranch and in the adjoining Pike National Forest; fishing and boating at nearby Elevenmile Reservoir and the South Platte River (aka the fly-fishing “Dream Stream”); ATV, horseback riding, motocross, snowmobiling and skiing at nearby resorts. After a full day of activities, return to a home filled with family comforts and entertaining areas. Splash and play in the indoor swimming pool, 12-person hot tub, billiard & media room. Indulge yourself in the gourmet kitchen w/ Viking and Sub-Zero appliances, private sleeping quarters for the master and (3) additional bedrooms, each w/ private bath and exercise room. There are (2) large offices, one perched atop the main level with 360-degree views - ideal for the artist, writer or wildlife or weather watcher. A detached workshop with 10-ft rollup door allows the space and features for your favorite pursuits & hobbies. As a working ranch, private residence, or recreational retreat, High Country Ranch at Elevenmile is a one of a kind Colorado trophy property!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO HOMES FOR SALE



Boating and Fishing at Elevenmile Reservoir



Trophy Elk Hunting ~ Borders National Forest

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):

7,520 SF Custom Home w/ Indoor Swimming Pool & Spa

- Year Built: 1998
- Bedrooms: (4)
- Baths: (6)

Garage: Attached 2-Car, 616 SF

Workshop: Detached: 1,024 SF

- Workshop Attributes: Steel I-Beam for Chain or Electric Hoist, 10-ft Rollup Door, 14-ft Ceilings Radiant Heat, Hot/Cold Water, Half Bath, Central Vac

Well (s): (1) Domestic

Water Rights (other than well): Yes, 1.45 Acre Feet for Pond Augmentation

Mineral Rights: Yes, Partial

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

Septic: (1)

Fencing: Partial Perimeter & Cross Fencing, Barb Wire

Acreage

406+/- Acres

Land Attributes

Live Water:

- (6) Ponds
- (2) Springs
- Sims Creek - 5/8 Mile of Creek Frontage

Mountain Views: Pikes Peak, Continental Divide, Thirty-Nine Mile Mountain

Other Views: Elevenmile Reservoir, Rock Bluffs, Timbered Hillside, Meadows, Ponds

Topography: Level to Gentle Rolling Hillsides

Tree Coverage: Light – Ponderosa

Vegetation: Native Grass, Hay & Wildflowers

Recreation

On-Site: Big Game Hunting (Elk, Deer, Antelope), Equestrian, Camping, ATV, Hiking, Wildlife Viewing, Fishing and Boating at Elevenmile Reservoir and Canyon Hunting Permitted: Yes
DOW Area GMU Unit (s): 58

Taxes & Zoning

Annual Taxes (est.): \$7,206

Zoning: Single Family on Ag

Lease (s): Grazing

Covenants: None

Conservation Easement: None, Potential Exists

Income Potential: Livestock, Outfitting, Rental

Location & Access

Nearest Town (s): Lake George, Florissant, Woodland Park, Fairplay, Colorado Springs, Denver

Nearest Airport (s): Colorado Springs, Denver, Buena Vista, Pueblo

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

Elevation

8,810 - 8,860 Feet

Bordering Lands

Pike National Forest (1) Side, Private

MLS (PPAR)

8560720

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