

~ **TRANQUILITY CAMP** ~
Florissant, Colorado (Teller County)



Offered at \$185,000

**Pikes Peak, Sangre Mountain Views ~ Slater Creek Valley Views
Private, Quiet, Secluded ~ Tall Pine & Aspen ~ No Covenants ~
Mineral Rights**

40 +/- Acres

Tranquility Camp awaits you at the end of the quiet mountain road. Welcome to a magical place where you can rediscover your humility against the many wonders of Mother Nature. Fragrant evergreen timber, quiet meadows, big views with wide open skies are just the beginning of this unexpected paradise! Follow its winding game trails to the commanding position atop a mountain ridge to overlooks that frame Slater Creek Valley and the snow-capped Sangre Mountain Range, Pikes Peak and Mt. Pisgah. Pass by giant rock outcroppings, towering pine & aspen, and watch for area wildlife (colorful birds, deer, elk, turkey, bear) and clouds that dance across the big blue Colorado skies. Nighttime brings crisp cool mountain air, amazing sunsets followed by the quiet beauty of twinkling stars and the rising moon. Private and secluded, this is an ideal location to build a cabin, year-round home or simply hang-out in your RV to unwind, rekindle your dreams, make some special memories with family and friends. Nearby attractions are also ready for your exploration – Cripple Creek (small stakes gaming, melodramas, historic tours & restaurants); State Parks (Mueller & Dome Rock); National Monuments (Florissant Fossil Beds); Public Lands (BLM and National Forests); Skiing (Breckenridge, A-Basin, Keystone); Fishing (South Platte, Arkansas River, Elevenmile Reservoir, Tarryall) and more! Young and old alike will find plenty of activities here to keep them entertained and energetic. Tranquility Camp is truly the ultimate get-a-way – close enough to the greater Denver/Colorado Springs metro area for you to enjoy every weekend!



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



**TrueWestColorado.com
719.687.9200 (Office)**

COLORADO LAND FOR SALE



Pikes Peak Views



Slater Creek Valley 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): None
Well (s): None
Water Rights (other than well): None
Mineral Rights: Yes
Utilities: Electric ½ mile from Property, Phone
Satellite Internet / TV
Septic: None
Fencing: None

Acreage

40.00+/-

Land Attributes:

Live Water: None
Mountain Views: Pikes Peak, Sangre De Cristo's, Collegiate Peaks, Mt. Pisgah
Other Views: Timbered Hillsides, Rock Outcroppings, Ponds, Slater Creek Valley, Meadows
Topography: Level, Rolling Hillsides, Steep, Rock Outcroppings
Tree Coverage: Moderate – Ponderosa, Spruce, Fir, Aspen, Pinon
Vegetation: Wild Grass, Scrub Oak, Wild Berries, Wildflowers

Recreation

On-Site: Hiking, Wildlife Viewing, Camping, Equestrian, Hunting (Big & Small Game)
Hunting Permitted: Yes
DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (estimated): \$619
Zoning: A-1 Agricultural
Lease (s): None
Protective Covenants / Amenities: No Covenants, No HOA
Conservation Easement: None
Income Potential: None

Location & Access

Nearest Town(s): Florissant, Cripple Creek, Divide, Woodland Park, Colorado Springs
Nearest Airport(s): Colorado Springs, Denver
Access: Maintained Year-Round. Gravel County Road to Private Easement on Gravel Driveway

Elevation

8,190-8,470 Feet

Bordering Properties

Private

MLS (PPAR/Realtor.com)

4430370

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