## ~ 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 snowcapped 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



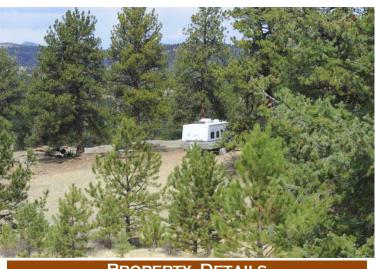
**TrueWestColorado.com** 821 West Lafayette Avenue, Ste 100 Woodland Park, CO 80863

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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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