

~ OVER THE RAINBOW ~  
South of Florissant, Colorado (Teller County)



**Offered at \$189,000**

**HUGE Mountain Views ~ End of the Road ~ Build Sites ~ Seasonal Stream & Waterfall ~ No Covenants ~ Evergreens & Aspen**

**35.02 +/- Acres**

Is situated atop of a beautiful mountain plateau, this diverse parcel of Colorado mountain land has every feature imaginable - views of snow-capped mountains and a verdant valley, rock outcroppings, signature pine trees, hidden aspen meadows, a season spring fed stream and even its own waterfall! This property is located at the end of the road off a private cul-de-sac. It is a perfect setting for building a year-round home, a quaint mountain cabin or a simpler use for a campsite or RV. The land has variety of features and fun topography and here your troubles may melt like lemon drops. You can wish upon a star and wake up where the clouds are far behind you. Somewhere Over The Rainbow the Colorado Skies really are blue. You can choose to hike, hunt, camp, watch for wildlife, picnic or stargaze – whatever seems like the idea of the moment. You can also expect to see brilliant rainbows after a good afternoon Summer mountain shower. Sometimes you will even be surprised by a double rainbow! Somewhere Over The Rainbow mountain bluebirds fly high among the tall pine and aspen, through the meadows, over rock outcroppings and between massive rock bluffs to the hidden waterfall. Birds fly over the rainbow, why then, oh why can't you? Come explore this beautiful property and discover how the dreams that you dare to dream really can come true!



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



**TrueWestColorado.com**  
719.687.9200 (Office)

**COLORADO LAND FOR SALE**



**Hidden Aspen Groves**



**Giant Boulder Waterfall**

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  
Water Rights (other than well): None  
Mineral Rights: None  
Utilities: Electric, Phone Nearby,  
Satellite Internet / TV  
Septic: None  
Fencing: Perimeter, Partial, Barbed Wire

**Acreage**

35.02+/-

**Land Attributes**

Live Water:  
Intermittent Spring-Fed Stream w/ Seasonal Waterfall  
Mountain Views: Pikes Peak, Sangre De Cristo's, Mt. Pisgah  
Other Views: Timbered Hillsides, Rock Bluffs, Rock  
Outcroppings, Valley, Meadows  
Topography: Rolling Hillsides, Steep, Rock Outcroppings  
Tree Coverage: Moderate – Ponderosa, Spruce, Fir, Aspen,  
Cedar  
Vegetation: Wild Grass, Scrub Oak, Wild Berries, Wildflowers

**Recreation**

On Site: Hiking, Wildlife Viewing, Camping, Equestrian, Rock  
Climbing, Nearby Hunting (Big Game and Waterfowl)

Hunting Permitted on Property: Yes  
DOW Area Hunting Unit (s): 581

**Taxes & Zoning**

Annual Taxes (estimated): \$517  
Zoning: A-1 Agricultural  
Lease (s): None  
Protective Covenants / Amenities: No  
Conservation Easement: None  
Income Potential: NA

**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 Gravel to Driveway

**Elevation**

8,440 – 8,520 Feet

**Bordering Lands**

Private

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

761554

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