

~ ECHO RIDGE ~  
South of Florissant, Colorado (Teller County)



**Offered at \$265,000**

**Borders BLM (2) Sides ~ Front Seat Views of Sangre de Cristo ~  
Mineral Rights ~ Intermittent Stream**

**39.28 +/- Acres**

Is one of the most amazing settings you could hope to find for your Colorado mountain cabin, luxury home or outdoor recreational retreat! Bordered on two sides by BLM Lands, it provides an abundance of privacy and seclusion. The driveway leads to a gorgeous south facing building site with unobstructed views of the snow-capped Sangre de Cristo Range and the Fourmile Valley. Its terrain is as impressive and diverse as its views with brilliant sunsets, vibrant wildflowers and mature stands of timber (pines and aspens) intermixed with hidden and sheltered meadows. The native vegetation and intermittent stream on the property's valley bottom welcome regional wildlife including mule deer, elk, bear, and turkey. Step off the property directly into thousands of acres of BLM Lands; follow the old stagecoach road that once led settlers, miners and explorers to the towns of Cripple Creek and Victor. Along this route, find Bernard Creek Brook Trout calling your name. Here, all seasons and near limitless recreational opportunities abound – from private hunting grounds and mountaineering activities to a refuge where you can learn (and teach) the virtues of nature. Imagine having an unspoiled, all natural habitat for family outings that will develop skills and self-confidence as well as an appreciation, awe, and respect for the environment. This is a place to create fun-filled outdoor adventures and life long memories. Bring your camping gear or cabin plans and start enjoying life's simple pleasures. Power and phone are available or achieve your renewable energy goals with the passive and active solar potential on the property. Located in western Teller County, its scenic byways will provide easy access to city amenities and other huge blocks of public lands, including Mueller State Park, Pike National Forest and the Florissant Fossil Beds. Come to explore and experience the excitement and adventure of Echo Ridge!



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



**TrueWestColorado.com**  
719.687.9200 (Office)

**COLORADO LAND FOR SALE**



**Borders BLM Lands**



**Views of West Fourmile Valley**

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**

Structures: None  
Well (s): None  
Water Rights (other than well): None  
Mineral Rights: Yes  
Utilities: Electric & Phone at Property Boundary  
Septic: None  
Fencing: Partial Perimeter – Barbed Wire  
Driveway

**Acreage**

39.28+/-

**Land Attributes**

Live Water: Intermittent Stream  
Mountain Views: Sangre De Cristo's, Area Mountain Ranges  
Other Views: Fourmile Valley, BLM Lands, Timbered Hillsides, Meadows  
Topography: Rolling Hillsides, Steep  
Tree Coverage: Heavy – Ponderosa, Aspen, Pinon  
Vegetation: Wild Grass, Scrub Oak, Wild Berries, Wildflowers

**Recreation**

DOW Area Hunting Unit (s): 581  
Hunting Permitted on Property: Yes  
On Property: Fishing in adjoining BLM Land - 20 minute hike to Bernard Creek (Brook & Rainbow Trout), Hiking, Wildlife Viewing, Camping, Equestrian, Rock Climbing in adjoining BLM

Land, Hunting (Big Game)

Nearby: Hunting, Fishing, Equestrian, Boating, Rafting, Hiking, ATV, Camping, Skiing

**Taxes & Zoning**

Annual Taxes (estimated): \$8.48  
Zoning: A-1 Agricultural  
Lease (s): Grazing  
Protective Covenants / Amenities: Hidden Canyon Ranch Landowners Association. Gated  
Conservation Easement: None  
Income Potential: None

**Location & Access**

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

**Elevation**

8,180 - 8,520

**Bordering Properties**

BLM Lands, Private

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

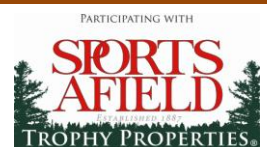
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