

~ BUFFALO ROCK ~  
Cripple Creek, Colorado (Teller County)



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



**Offered at \$489,000**

**Immaculate Log Sided Home and Cabin ~ Borders BLM Lands & Community  
Open (Green) Space ~ Fish in Stocked Fourmile Creek ~ Hay Meadow &  
Buffalo Rock**

**5.14 +/- Acres**

Discover the legend of Buffalo Rock – a quiet retreat is nestled in a high mountain valley with unexplainable energy and immense beauty. From the moment you see the quaint split rail fence encircling a lush hay meadow and stately sentinels of aspen and spruce towering over the “sacred buffalo rock”; you know you have arrived at an extraordinary place! You will feel a tug at your heart strings when you hear the legend of the rock and see the care and attention given to maintain and preserve this lovely homestead. Its comfortable home and guest cabin are naturally set against a backdrop of untamed mountain artistry and rock bluffs. The main home is designed with an open floor plan including a 2-story great room (vaulted ceilings, large windows, wood-burning fireplace), country kitchen w/ breakfast bar and dining area, laundry area and master suite. The upper level is a loft design with (2) additional bedrooms, office and TV room. Ample storage can be found throughout this immaculate home. The guest cabin offers an open kitchen/dining, living/ample sleeping area, ¾ bath, and heated, 3-car garage/workshop complete with a fish cleaning station! Both the home and cabin offer inviting and roomy spaces with friendly niches. Enjoy covered porches, sunny decks, picnic areas, gazebo parties, outdoor games and “hammock time”. In addition, the property backs to BLM - a backyard filled with hiking, exploring and hunting activities. Want more? The property also affronts 11+/- acres of community green space including 1400+ ft of Fourmile Creek for trout fishing or splashing around. Memories for young and old alike will come vividly back to life with happy recollections of long, lazy Summers and endless stories of fishing & other adventures. Buffalo Rock can be enjoyed year-round and is located just off the beaten path in an easy going mountain community close to the historic gold mining towns of Cripple Creek & Victor.



**TrueWestColorado.com**  
719.687.9200 (Office)

**COLORADO CABIN FOR SALE**



**Wood-burning Fireplace**



**Separate Dining**

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):

- Custom Home – 2,707 SF
- Year Built: 1992; Kitchen Remodeled 2001
- Bedrooms: (3)
- Baths: (4)
- Garage: Attached, 2-Car, 476 SF
- Garage Amenities: Oversized, Built-in Cabinets, Window, Side Access Door, Concrete Floor
- Guest Home – 694 SF
- Year Built: 1992
- Bedrooms: (1)
- Baths: (1)
- Garage: Attached 3-Car, 864 SF
- Garage Amenities: Heated, Water, Fish Cleaning Station, Built-in Workbench & Shelves, Windows, Side Access Door, Concrete Floor

Well (s): (1) Household Use. Permit # 30723-F

Water Rights (other than well): None

Mineral Rights: None

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

Septic: (2) One Septic System for each Home

Fencing: Perimeter, Partial, Split Rail, Barbed Wire

Gated: Yes

**Acreage**

5.14 +/-

**Land Attributes:**

Live Water: None on Property; Property Borders 11+/- Acres of Community (Green) Open Space with 1,400+/- Feet of Fourmile Creek (Stocked with Trout)  
Mountain Views: None  
Other Views: Fourmile Creek, Rock Bluffs, Rock Outcroppings, Hay Meadows, Timbered Hillside, Valley  
Topography: Level, Steep, Rock Bluffs & Outcroppings  
Tree Coverage: Moderate to Light – Ponderosa, Spruce, Aspen, Pinon, Cedar, Scrub Oak  
Vegetation: Hay Meadow, Native Grass, Scrub Oak, Wild Berries, Hay, Wildflowers

**Recreation**

On-Site: Fishing (Fourmile Creek Stocked w/ Trout), Hiking, Wildlife Viewing, Camping, Rock Climbing, Nearby Hunting (Big Game) & Target Shooting  
Hunting Permitted: None on Property; Property Borders BLM Lands which allow Big & Small Game Hunting, Target Shooting

DOW Area Hunting Unit (s): 581

**Taxes & Zoning**

Annual Taxes (estimated): \$671

Zoning: R-1

Lease (s): None

Protective Covenants / Amenities: Yes / 11+ Acres Community Open (Green) Space, Stock Fourmile Creek, Community Pavilion  
Conservation Easement: None  
Income Potential: Rental

**Location & Access**

Nearest Town(s): Cripple Creek, Florissant, Divide, Woodland Park, Colorado Springs

Nearest Airport (s): Colorado Springs, Denver

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

**Elevation**

7,740 -7,900 Feet

**Bordering Properties**

BLM (1) Side, Lakemoor West Community Open Space (11 acres), Private

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

9433696

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