

~ FOXFIRE HOLLOW ~
Florissant, Colorado (Park County)



Offered at \$175,000

Ideal for Camping or Day Trip Escapes ~ Gentle Meadows filled w/ Aspen & Pine ~ Rock Outcroppings & Boulders ~ Hidden Springs & Mountain Views ~ Hunt, Hike, Bike, & Winter Trekking ~ No Covenants

49.88 +/- Acres

Foxfire Hollow has all the makings for a Colorado mountain adventure that is just waiting to happen! This remarkable acreage has a wide range of diversity from gentle meadows filled with aspen, fir, and ponderosa pine to hidden springs, massive rock outcroppings and high points that provide breathtaking mountain and valley views. Follow the established wildlife trails or forge your own path across the rocks and through the timber. Whether you chose to hike, snowshoe, cross country ski or ride bikes, ATVs or horses you will not be disappointed as nearly every turn reveals something new to explore and ponder. Private and remote, it offers an opportunity to experience nature first hand. Awaken all your senses as you take in the woodland smells of fresh pine and the crisp, clean mountain air; hear the quaking aspen, calls of birds, squirrels and other wildlife. Touch the rough bark of ancient trees and granite rocks; taste the sweet stems of mountain grasses or catch fresh falling snowflakes. And, witness some of Mother Nature's very best work - Pikes Peak, expansive mountain valleys, towering trees, sunrise and sunsets. Explore the wood remnants of a settlers' cabin or simply watch the wind push the clouds across the deep blue Colorado sky. Perfect for day trips or camping escapades, you can start your adventures straight away. Youngsters, Old-Timers, and even your 4-legged friends will thoroughly enjoy all the property has to offer. And, there are no covenants so you have the option of finding that ideal building site and designing your "ultimate" Colorado log cabin or full time home. Hunt on the property or take advantage of nearby public lands. Within easy driving distance, you can fish & boat on Elevenmile Reservoir, downhill ski in Summit County, or raft on the white waters of the mighty Arkansas River. Foxfire Hollow allows you to reconnect with nature, rediscover the benefits and joys of a simpler lifestyle and rekindle your imagination!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO LAND FOR SALE



Rock Outcroppings



Hidden Springs

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.

~ FOXFIRE HOLLOW ~
Florissant, Colorado (Park County)



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

PROPERTY DETAILS

Improvements

Structure (s): None
Well (s): None
Water Rights (other than well): None
Mineral Rights: TBD
Utilities: None (Electric & Phone Nearby)
Septic: None
Fencing: None
Gated: Yes

Acreage

49.88+/-

Land Attributes:

Live Water: Spring
Mountain Views: Pikes Peak, Mt. Pisgah, Sangre De Cristo's
Other Views: Timbered Hillside, Rock Outcroppings, Valley, Meadows
Topography: Level, Rolling Hillside, Steep, Rock Outcroppings
Tree Coverage: Moderate, Heavy – Aspen, Fir, Spruce, Ponderosa
Vegetation: Native Grass, Scrub Oak, Wild Berries, Wildflowers

Recreation

On-Site: Hunting (Big & Small Game), Target Shooting, Equestrian, Camping, Hiking, ATV, Bikes, Snowshoe, Cross Country Ski, Rock Climbing, Wildlife Viewing
Hunting Permitted: Yes
DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (estimated): \$9
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, Divide, Woodland Park, Guffey, Colorado Springs
Nearest Airport (s): Colorado Springs, Denver
Access: Maintained Year-Round. Gravel Private Road to Gravel Driveway

Elevation

9,050 – 9,300 Feet

Bordering Properties

Private

MLS (PPAR/Realtor.com)

6638212

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.