

~ MEADOW RIDGE RANCH ~  
Divide, Colorado (Teller County)



**Offered at \$429,000**

**Incredible Pikes Peak Views ~ No Covenants / No HOA ~ Fully Fenced– 100% Usable ~ Equestrian Friendly**

**35.63 +/- Acres**

Meadow Ridge Ranch explodes with mountain splendor! It offers a virtual treasure chest of amazing attributes - starting with a Pikes Peak view that will stop you in your tracks! Expansive meadows, loaded with berries and wildflowers, gently unfold and give way to the pockets of mature timber including aspen, fir and spruce trees. The Colorado blue skies combined with the rich and vibrant grassland, aspen and pine and a backdrop of Pikes Peak is truly breathtaking! The land is 100% useable; you can meander through the towering trees and across its gentle terrain throughout the year. It also readily adapts to the changing seasons – allowing you to enjoy and appreciate the colors and textures of all four seasons. Your tour around the property will reveal game trails (elk and mule deer are frequent visitors), numerous build sites, and a perimeter that is fully fenced. You will realize the property can be immediately enjoyed as an equestrian, camping, RV or picnic getaway. And, it is only a short walking distance to hiking and equestrian trails in the Pike National Forest for additional recreation. There are no covenants or HOA and the mineral rights are fully owned and transferrable. Meadow Ridge Ranch would also be an ideal setting for a full time residence or quaint mountain cabin. The rural location has easy access and is just minutes to all the amenities of town: groceries, schools, medical care, restaurants, as well as and an assortment of entertainment. Natural gas and phone are available along the bordering county maintained road. A private, gated entrance grants passage into its majestic and serene meadows. It can be a difficult task to find all these aspects on a single property, making Meadow Ridge Ranch a true rarity in mountain property! If you are ready to escape from the hustle and bustle, lights and noise, chaos and confusion of the big city, Meadow Ridge Ranch may be the perfect place for you!



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



**TrueWestColorado.com**  
719.687.9200 (Office)

**COLORADO LAND FOR SALE**



**Glorious Aspen Groves**



**Pikes Peak 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

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  
Well (s): None  
Water Rights (other than well): None  
Mineral Rights: Yes  
Utilities: Phone, Natural Gas, Satellite Internet / TV  
Septic: None  
Fencing: Barbed Wire  
Gated: Yes

**Acreage**

35.63+/-

**Land Attributes:**

Live Water: None  
Mountain Views: Pikes Peak, Western Mountains  
Other Views: Timbered Hillsides, Valley, Meadows  
Topography: Level, Rolling Hillsides  
Tree Coverage: Moderate Heavy – Ponderosa, Spruce, Fir, Aspen  
Vegetation: Native Grass, Wild Berries, Wildflowers

**Recreation**

On-Site: Hunting (Big & Small Game), Equestrian, Hiking, Wildlife Viewing, Camping, ATV  
Hunting Permitted: Yes  
DOW Area Hunting Unit (s): 511

**Taxes & Zoning**

Annual Taxes (estimated): \$11  
Zoning: A-1 Agricultural  
Lease (s): Grazing  
Protective Covenants / Amenities: No Covenants, No HOA  
Conservation Easement: None  
Income Potential: None

**Location & Access**

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

**Elevation**

9,000 – 9,100 Feet

**Bordering Properties**

Private

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

1674075

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