

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



Offered at \$255,000

**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): \$9
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)

766513

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