

**~ TEASPOON OF HONEY ~**  
Guffey, Colorado (Park County)



**Offered at \$189,500**

**Borders 1200+/- BLM Lands ~ Panoramic Mountain Views ~  
Electric & Phone on Property ~ No Covenants**

**89.45+/- Acres**

Teaspoon of Honey is one SWEET deal! This remarkable property is loaded with attributes and possibilities! The “forever views” on this Property are breathtaking and unforgettable – find panoramic views including Pikes Peak, Witcher, Castle, McIntyre, and Saddle Mountains as well as pine and aspen-filled hillsides. Bordering 1200+ acres of BLM lands, you have an incredible recreational destination for hunting, hiking, ATV, camping or equestrian activities. Located in DOW Hunting Unit 581, over the counter hunting permits can be obtained for large game such as elk and mule deer. A variety of other wildlife can also be enjoyed – bear, turkey, squirrels, rabbits and colorful birds. Clusters of tall pines intermingle with honey-colored grassy meadows. Numerous build sites are also available. These quiet and private settings are ideal for a get-away cabin or full time residence. From many vantage points, watch your horses (or other livestock) grazing on the plentiful grasses against the backdrop of snow covered mountains and Colorado blue skies. There is a small equipment shed and electricity already in place and a phone line can be found at the property line. There are no covenants and access is easy along a paved County Road. Day trips to explore the area may include: Cripple Creek and Victor (small stakes gaming and a rich gold mining history); Arkansas River, Canon City & Buena Vista (white water rafting, Royal Gorge & fly-fishing), Elevenmile Reservoir & State Park (fishing & boating); Breckenridge (quaint shopping adventures and winter sports).



**Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains**



**TrueWestColorado.com**  
719.687.9200 (Office)

**COLORADO LAND FOR SALE**



**Borders 1200+/- BLM Lands**



**Mountain 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): Cinder Block Equipment Shed – 160 SF (no water or septic)  
Year Built: 1970  
Well (s): None  
Water Rights: None other than right to drill well(s)  
Mineral Rights: TBD  
Utilities: Electric on Property, Phone at Property Line  
Septic: None  
Fencing: None  
Gated: No

**Acreage**

89.45+/-

**Land Attributes:**

Live Water: None  
Mountain Views: Pikes Peak, Castle, Saddle, Witcher and McIntyre Mountains  
Other Views: Timbered Hillside, Rock Outcroppings, Valley, Meadows  
Topography: Rolling Hillside, Sloping  
Tree Coverage: Light to Moderate – Ponderosa  
Vegetation: Native Grass, Wildflowers

**Recreation**

On-Site: Hunting (Big & Small Game), Hiking, Camping, ATV, Equestrian, Wildlife Viewing

Hunting Permitted: Yes  
DOW Area Hunting Unit (s): 581

**Taxes & Zoning**

Annual Taxes (estimated): \$2,900  
Zoning: A-1 Agricultural  
Lease (s): None  
Protective Covenants / Amenities: No Covenants, No HOA  
Conservation Easement: None  
Income Potential: NA

**Location & Access**

Nearest Town(s): Guffey, Florissant, Cripple Creek, Divide, Woodland Park, Canon City, Colorado Springs  
Nearest Airport (s): Colorado Springs, Denver  
Access: Maintained Year-Round. Paved County Road to Property Entrance

**Elevation**

8,645– 9,000 Feet

**Bordering Properties**

BLM (1) Side, Private (3) Sides

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

3042155

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