# ~ 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 aspenfilled 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



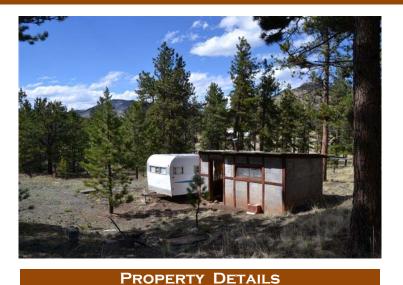
**TrueWestColorado.com** 821 West Lafayette Avenue, Ste 100 Woodland Park, CO 80863

Featured Property on **SportsAfieldTrophyProperties.com** 



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Structure (s): Cinder Block Equipment Shed – 160 SF (no water

or septic) Year Built: 1970 Well (s): None

**Improvements** 

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

# <u>Acreage</u>

89.45+/-

### **Land Attributes:**

Live Water: None

Mountain Views: Pikes Peak, Castle, Saddle, Witcher and

McIntyre Mountains

Other Views: Timbered Hillsides, Rock Outcroppings, Valley,

Meadows

Topography: Rolling Hillsides, 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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