

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



Offered at \$189,500

**Borders 300+/- 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 300+ 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 300+/- 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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