

~ ABOVE WATER ~
Florissant, Colorado (Teller County)



Offered at \$295,000

**Overlooks Lake with Snow-Capped Views ~ Private Common Areas
for Hunting, ATV'ing ~ Equestrian ~ Seasonal Stream on Property**

35.10+/- Acres

Above Water offers a unique opportunity to acquire acreage with stunning water, snow-capped mountain and valley view's! Several building sites, surrounded by tall timber of pine, fir and scattered aspen, provide privacy and showcase the endless panoramas of Colorado's colorful scenery. To the south, the snow-capped Sangre De Cristo Mountains provide the backdrop to pastoral valley highlighted by the meandering Fourmile Creek, Wrights Reservoir and grazing cattle. See layers upon layers of mountain ranges unfold before your eyes take in the powerful sunsets on the western horizon. To the north, be amazed by the impressive rock formations at Mueller State Park – Dome Rock, Dog's Head Rock and Sheep Rock. To the east, find timbered hillsides and 175 acres of the Lakeview Forest Estate's Common Area waiting to be explored. Ownership within this community, allows you private access not only to the 175 acres of Common Area for hunting, hiking, equestrian or ATVing but also to Fourmile Creek for fishing, wading though the cool waters on a hot summer day or simply watching the beaver, duck, geese, and other wildlife frolic in its waters. Follow the game trails across the property to find the intermittent, seasonal stream filled with flowering foliage or multiple rock outcroppings - perfect for picnics, perches for views, tracking wildlife or watching the wind pushing the clouds across the blue skies. Nearby attractions are plentiful – options include activities at Florissant Fossil Beds, Mueller State Park, historic sites or small stakes gambling of Cripple Creek & Victor. Go a little further to participate in world class white water rafting in the Arkansas River, downhill snow skiing in Summit County or soaking in the hot springs near Mount Princeton. If you are looking for a property to build a home upon that provides spectacular scenery, underground power & phone, easy access and loaded with diversity, come and see experience "Above Water"!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO LAND FOR SALE



Seasonal Stream



Water & Valley 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: TBD

Utilities: Underground Electric & Phone, Propane,

Satellite Internet / TV

Septic: None

Fencing: None

Gated: Yes

Acreage

35.10+/-

Land Attributes:

Live Water: None

Intermittent, Seasonal Stream – 1,300+/- Ft

Mountain Views: Sangre De Cristo's, Dome, Sheep & Dog Rocks
at Mueller State Park

Other Views: Wrights Reservoir, Fourmile Creek & Valley,
Timbered Hillsides, Rock Outcroppings, Meadows

Topography: Rolling Hillsides, Steep, Rock Outcroppings

Tree Coverage: Moderate – Ponderosa, Spruce, Fir, Aspen,
Pinon, Cedar

Vegetation: Native Grass, Scrub Oak, Wild Berries, Wildflowers

Recreation

On Site: Private Access to Fishing in Fourmile Creek, Hiking,
Wildlife Viewing, Camping, Equestrian, Rock Climbing, Hunting

(Big Game and Waterfowl)

Hunting Permitted on Property: Yes & Includes Private Access
to 175 acres Lakeview Forest Estates Common Area

DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (estimated): \$3

Zoning: A-1 Agricultural

Lease (s): Grazing

Protective Covenants / Amenities: Yes, Lakeview Forest
Estates Land Owners Association / Road & Entrance Gate
Maintenance

Conservation Easement: None

Income Potential: None

Location & Access

Nearest Town (s): Florissant, Cripple Creek, Divide, Woodland
Park, Colorado Springs

Nearest Airport (s): Colorado Springs, Denver

Access: Maintained Year-Round. Paved County Road to Private
Gravel

Elevation

8,200 – 8,400 Feet

Bordering Properties

Corners Lakeview Forest Estates Common Area (125 acre),
Private

MLS (PPAR/Realtor.com)

9176371

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