

**~ SLATER CREEK HIDEOUT ~**  
Florissant, Colorado (Teller & Park County)



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



**Offered at \$349,000**

**Pond ~ Slater Creek Frontage ~ Towering Rock Formations ~ Great Building or RV Site**

**70.10+/- Acres**

Slater Creek Hideout - a Colorado mountain property for the true adventurer. A location sought by the early settler, pioneer or even outlaw looking for easy access, flowing water, and large rock outcroppings or a curtain of trees to provide a safe "hideout". The terrain and views are diverse enough to please all - open meadows in a pond-filled valley with a meandering creek, towering rock walls and outcroppings, tall pine and cozy aspen grooves. Hike or climb to the top of rock bluffs and you will see views of Pikes Peak, Mt. Pisgah and area mountain ranges. Access is via county maintained roads and underground power and phone are located at the property line. A roughed-in driveway and site suitable for large camper or RV is already on the property, just park alongside the pond and start exploring! Whether you horseback ride, hike or ATV, with all the hidden enclaves on the property, there will always be new things to discover. Located just a minutes from a national scenic byway, you could travel to nearby Cripple Creek to learn of the region's rich gold mining history, participate in small stakes gambling and other local fun activities for the entire family (world-class water rafting, fishing, skiing are all nearby). Choose from multiple building sites and start that dream home or cabin. Or, simply enjoy the extra dose of quiet at your campsite - sit and watch the aspen trees changing colors or the elk and other wildlife come down from the high country for grass and water. The possibilities are as diverse as the property itself - you decide. The Slater Creek Hideout is the place to stake your claim and fulfill your dreams!

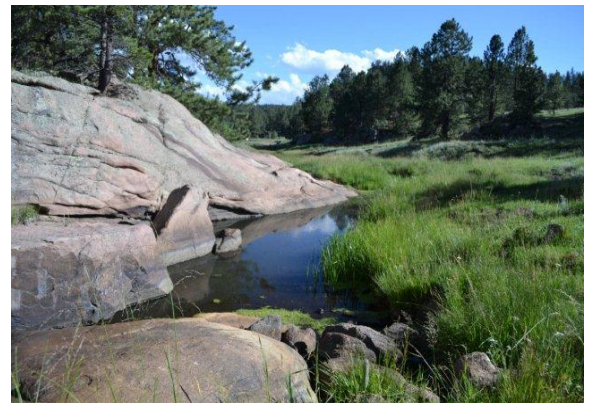


**TrueWestColorado.com**  
719.687.9200 (Office)

**COLORADO LAND FOR SALE**



**Towering Rock Formations**



**Slater Creek Frontage**

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):

- Storage Building: 11' x 23'

Well (s): None

Water Rights (other than well): None

Mineral Rights: Yes

Utilities: Underground Electric, Phone

Septic: None

Fencing: Perimeter, Partial, Barbed Wire

Gated: No

**Acreage**

70.10 +/-

**Land Attributes:**

Live Water: Slater Creek – 1,400+/- FT, Pond

Mountain Views: Pikes Peak, Mt. Pisgah from High Points

Other Views: Slater Creek Valley, Timbered Hillsides, Rock

Outcroppings, Ponds, Valley, Meadows

Topography: Level, Rolling Hillsides, Steep, Rock Outcroppings

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

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

**Recreation**

On-Site: Hiking, Wildlife Viewing, Camping, Rock Climbing,

Hunting (Big Game)

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 581

**Taxes & Zoning**

Annual Taxes (estimated): \$27

Zoning: A-1 Agricultural

Lease (s): Grazing

Protective Covenants / Amenities: Ranches at Slater Creek, No HOA

Conservation Easement: None

Income Potential: None

**Location & Access**

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

Nearest Airport (s): Colorado Springs, Pueblo, Denver

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

**Elevation**

8,100 – 8,300 Feet

**Bordering Properties**

Private

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

2810665

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