

~ **PROMISE LAND RANCH** ~
Florissant, Colorado (Teller County)



Offered at \$690,000

**Lake Views ~ Trout Stream ~ Morton Barn w/ Living Quarters
Fourmile Creek Frontage ~ Private Access to 175 Acre Recreational
Lands**

54.25 +/- Acres

Is an exclusive 54.25 acre recreational mountain property situated near a stocked fishing lake with a year round trout stream and 175 acres of private common area for hiking, hunting and equestrian use. This exquisite ranch offers stunning views of the Colorado Rocky Mountains and provides a sanctuary for abundant wild life such as deer, elk, eagle's blue heron and other waterfowl. Improvements include a fully finished 36' x 82' Morton Barn with 4 horse stalls, tack area and feed room PLUS private living quarters. The living area includes a great room with gas fireplace, kitchen, master bedroom and bath. An interior adjoining door opens to the barn for easy access. The living area is located on the south side of the building with incredible views of the lake. The entire property is fenced with separate pastures for your livestock. A unique building site for the main home is located on a plateau overlooking the stream and the lake. There are underground utilities in place, a high production well, oversized septic and to start your construction. Promise Land Ranch is "As Close To Heaven As It Gets"!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO RANCH FOR SALE



Equestrian, Fishing & Hunting



1,100 Ft. Trout Stream

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):

(4) Stall Morton Barn with Living Quarters 36' x 82'

- Year Built: 2004
- Bedrooms: (1)
- Baths: (1)

Well (s): (1) Domestic Permit # 25170

Water Rights (other than well): None

Mineral Rights: None

Utilities: Underground Electric, Phone (DSL) Propane (Natural Gas Nearby) Satellite Internet / TV

Septic: (1)

Fencing: Perimeter & Cross - four rail vinyl & barbed wire

Acreage

54.25+/-

Land Attributes

Live Water: Fourmile Creek - 1,100 +/- Feet

Mountain Views: Pikes Peak, Sangre De Cristo's

Other Views: Wrights Reservoir, Mueller State Park, Fourmile Valley, Timbered Hillsides, Meadows

Topography: Level, Rolling

Tree Coverage: Light – Ponderosa

Vegetation: Wild Grass, Wildflowers

Recreation

On Site: Fishing in Fourmile Creek (Brook & Cutthroat Trout).

Fishing in Wrights Reservoir with club membership (Rainbow, Cutthroat, Brown & Brook Trout), Equestrian, Camping, Hiking,

Wildlife Viewing, Hunting (Big Game & Waterfowl)

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (estimated): \$465

Zoning: A-1 Agricultural

Lease (s): Grazing

Protective Covenants / Amenities: Lakeview Forest Estates

Landowners Association. Common Areas include 175 acres of recreational land and easement along Fourmile Creek for fishing.

Gated.

Conservation Easement: None

Income Potential: Rental / Animal Boarding

Location & Access

Nearest Town (s): Cripple Creek, Florissant

Nearest Airport (s): Colorado Springs, Denver

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

Elevation

8,050 - 8,130

Bordering Properties

Wright's Reservoir, Conserved Land, Private

MLS (PPAR/Realtor.com)

770690

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