



**Mt Pisgah Ranch, Teller County, Colorado, 74.36 Acres**

**\$925,000**

- Big Game, House, Off-Road, Snow sports, Timberland, Wildlife Viewing

Mt. Pisgah Ranch checks all the boxes for a premier high-country hunting, recreational or family retreat that could be used seasonally or as a year-round property. The property encompasses 74 acres of meadows and timbered ridges with abundant pine, fir, spruce, and colorful aspen trees. The property is blessed with some of the finest long-range views you will find in southern Colorado including the Sangre De Cristo Range and Collegiate Peaks and many other prominent peaks and features in between. The Ranch also borders a large tract of BLM land offering expanded opportunities to hike, explore and chase big game. Numerous old roads and trails bisect the ranch offering a playground for ATV use. All of this only minutes to the historic town of Cripple Creek, Colorado with loads of gambling fun, fine dining, shopping amenities and recreational activities.

This quaint and cozy cabin home was built in the early 1990's using local lumber and offers total privacy. It is completely off-grid and self-sufficient with a battery system, two 500 gallon propane tanks, and solar panels. The home has 1,600 square feet of heated living area on two floors which include a kitchen, dining area, living room, 2 bedrooms and 1 bath. The interior has loads of rustic character and is well heated and warm. There are gas heaters on both floors, a gas stove, and wood fireplace. A portion of the property is protected by a conservation easement which allows for a second residential structure. This property already has a gorgeous and well accessed secondary building site for an additional cabin or larger home. This creates a unique opportunity to build a second home and use the existing structure as a guest cabin if desired. Additional improvements include a detached two stall garage with a separate storage area. The property has one state permitted domestic well.

The property is a recreational haven for many activities. Enjoy hiking, ATV use, camping, hunting, shooting, snowshoeing, snowmobiling and more. Trophy elk, mule deer, and turkey are seen regularly in and around the land often grazing in the meadows or timbered hillsides. Several springs are found on the ranch which helps attract and hold big game. The property is located in GMU 581 which offers OTC licenses for 2nd and 3rd rifle seasons for bull elk. The property adjoins 1,000's of acres of BLM lands offering expanded opportunities to hunt and explore. The property is in the heart of south central Colorado and is only a short drive to Skagway Reservoir and the South Platte river which both offer great fishing

opportunities for rainbow and brown trout.

The current owners have lived on the property year-round for many years and the land is only 1.5 miles to a paved road and just over 3 miles to downtown Cripple Creek. The property is an easy 1 hour drive from Colorado Springs and 2 hours from Denver, Colorado. The Ranch is at the end of a private gravel road and is gated.

### Main Info

- Street Address : 2140 Teller County Road 1
- Lot Size Acres : 74.36 Acres
- Postal / Zip Code : 80813
- Dwelling : Yes
- State / Province : Colorado
- County : Teller
- Closest City : Cripple Creek

### Home Info

- Square Feet Main House : 1600 square feet
- Baths : 1
- Bedrooms : 2

### Taxes

Tax Year : 2021

Estimated Taxes per year are \$530.00

### Broker Info



#### Jeff Switzer

**Rocky Mountain Ranch & Land**

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Jeff Switzer founded Rocky Mountain Ranch & Land to realize his vision and passion for the land. He brings over 30 years of experience to the real estate business and his love of the land and the outdoors extends through his business practices. He has been a licensed real estate broker in 5 states and currently holds active licenses in Colorado and Florida. He has worked in every facet of the recreational land business including acquisitions, sales & marketing, land planning, entitlements, and development and has held senior executive positions for several nationally recognized real estate companies. Jeff has successfully navigated complex real estate transactions involving land use issues, conservation easements, mineral and water rights, livestock, ranch management, grazing and hunting leases, family trust and partnership issues, project financing, and negotiations with State and Federal agencies. He is a member of the Pikes Peak Association of Realtors, National Association of Realtors, the Realtors Land Institute, and has also earned the prestigious Accredited Land Consultant designation.

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