



**Phantom Canyon Sanctuary, Teller County, Colorado, 37.38 Acres**

**\$199,000**

- Agriculture, Big Game, Off-Road, Pond, Timberland, Wildlife Viewing

Imagine the wind whistling through the pines, a bugling elk in the distance, colorful aspens in the fall, and trading stories around a campfire under a star filled night. The Phantom Canyon Sanctuary is a rare find in the Colorado high country and checks off many of the boxes for a premium mountain getaway. The property features a dramatic ridgeline point where there is an old camping shed and a composite deck. The land has almost everything you could ask for including privacy/seclusion, level building sites, huge rock features, and a seasonal creek that feeds into a small pond. It would be a great retreat for family & friends and those who enjoy camping, hiking and hunting.

**General Information**

This area is tucked away through a locked gated access off the historic Phantom Canyon Road near Victor, Colorado. The Phantom Canyon Road is part of the Gold Belt Tour which is a Colorado Scenic and Historic Byway and a National Scenic Byway. Drive the Gold Belt Tour and retrace the historic travel routes connecting Cripple Creek and Victor Mining District, site of the world's largest gold rush, to the communities of Florence, Cañon City and Florissant. The property features a prominent ridge point that drops down into a seasonal creek with timbered hillsides full of pine, spruce, aspens and unique rock formations. The land features stunning views of the snowcapped Sangre De Cristo Range with gorgeous building sites for a dream mountain cabin. In addition, the land directly borders BLM land so it is ideal for the recreational and outdoor enthusiast, a family legacy property, hunting retreat, log cabin and much more!

**Accessibility**

The property is situated within Phantom Canyon Ranches and accessed off a private road which connects to a locked entrance on Phantom Canyon Road. The property is a short drive to Victor and also Cripple Creek for gambling fun and dining options. Colorado Springs is a short 90-minute drive from the property.

### Water and Utilities

The property does not have a well and the area is off grid. Plenty of sun hitting this property and usable land to put a large or small solar array. Other cabins within Phantom Canyon Ranches have solar systems.

### Wildlife and Recreation

The land is a recreational haven for many activities. Enjoy hiking, ATV use, camping, hunting, shooting, and more. Elk, mule deer, and turkey are seen regularly in and around the land, often grazing in the meadows or near the spring fed pond. 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 back country. The property is only a short drive to Skagway Reservoir which offers great fishing opportunities for rainbow and brown trout. Other day trip recreational attractions might include a visit to Victor or Cripple Creek, exploring Phantom Canyon Road, rafting or fly-fishing on the Arkansas River or riding the Cripple Creek & Victor Narrow Gauge Railroad.

### Zoning, Taxes, and Road Association Dues

Agricultural zoning and currently part of a grazing lease which keeps annual taxes extremely low. Taxes are \$5.96 based on 2024 assessments. Road Association dues are \$100 per year.

#### Main Info

- Postal / Zip Code : 80860
- Lot Size Acres : 37.38 Acres
- State / Province : Colorado
- Dwelling : Yes
- County : Teller
- (Assessor) Parcel Number : R0004504
- Closest City : Victor

#### Taxes

Tax Year : 2024

Estimated Taxes per year are \$6.00

#### Broker Info



### Cody Switzer

**Rocky Mountain Ranch & Land**

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Having grown up around the land business here in the beautiful state of Colorado, I'm very familiar with mountain, recreational, and ranch land. I'm an avid outdoorsman; Fly fishing, backpacking, snowboarding/skiing are some of my favorite activities. It would be a pleasure to work with you to help find that perfect property that can be used for many years to come. He is a member of the Pikes Peak Association of Realtors.

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