



Signal Butte Base Camp, Teller County, Colorado, 40.00 Acres

\$575,000

- Big Game, Lake/Pond, Off-Road, Stream/River, Timberland, Upland Bird, Wildlife Viewing

Picture family and friends sitting around a crackling fire, the smell of fresh pine and spruce, and a distant elk bulking on the mountain. The Signal Butte Base Camp is rare find in the Colorado high country and a great place to build an outdoor family legacy. The property feature 40 acres bordering thousands of acres of Pike National Forest and is already set-up as a camping, hunting, and recreational getaway. Improvements include several bunk sheds with decking, an outdoor kitchen area to grill and prepare food, tent platforms, a shooting hut and range, outdoor shower, hiking trails and more. The property has live water with over 1,000 feet on Trail Creek which features a year-round creek drainage and beaver pond and is loaded with wildlife including elk, deer, moose, turkey, and black bear.

This property is heavily timbered and very private and is not part of any HOA. Situated at the base of Signal Butte the property rises from the Trail Creek drainage and is heavily timbered providing ultimate privacy and seclusion. A gated entrance provides further security. The location of the property offers immediate access to many miles of ATV and off-road trails. In addition, the land directly borders National Forest land on 3 sides and it is ideal for the recreational and outdoor enthusiast, a family legacy property, hunting camp, or future cabin.

Improvement Round-Up

- Three 120 Sq. Ft Camp Bunkhouses with Decks
- Shooting Hut and Range - 15 Yard to 150 Yard Targets
- Three Tent Platforms
- Outdoor Grill and Food Prep Area
- Outdoor Shower

- Two 900 Liter Rain Water Collection Tanks

Accessibility

The property is only 20 minutes north of Florissant, Colorado. Trail Creek Road is a county gravel road but there is no winter maintenance on this road, so access during winter months may be intermittent depending on weather conditions. Though very private and remote, Florissant offers restaurants, a hardware store, and convenience store. For larger shopping and expanded dining needs, Woodland Park and Colorado Springs are an easy drive away.

Water and Utilities

The property does not currently have a well and the area is off-grid.

Wildlife and Recreation

The land is a recreational haven for many activities. Enjoy hiking, ATV/UTV use, camping, hunting, shooting, and more. Elk, mule deer, and turkey are seen regularly in and around the land, often grazing in the Trail Creek drainage or bordering National Forest. The property is located in GMU 511 which offers over-the-counter licenses for 2nd and 3rd rifle seasons for bull elk and a five month extended cow elk rifle season. This property would also be an ideal spot for archery hunters. Mule deer tags can be easily obtained through a draw process as well. The property is absolutely loaded with turkey and OTC licenses are available in this GMU. The property adjoins 1,000's of acres of Pike National Forest, offering expanded opportunities to hunt, ATV, and explore the back country. From the property, you have immediate access to miles of back country ATV and 4x4 trails. For fishing enthusiasts, the South Platte River, Cheesman Reservoir and 11 Mile Reservoir are all within easy striking distance of the property.

Main Info

- Street Address : 10223 Trail Creek Rd
- Lot Size Acres : 40.00 Acres
- Postal / Zip Code : 80816
- Dwelling : No
- State / Province : Colorado
- (Assessor) Parcel Number : 10223 Trail Creek Rd
- County : Teller
- Closest City : Florissant

Taxes

Tax Year : 2024

Estimated Taxes per year are \$5,037.00

Broker Info



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Mark and Jeannette – The Montana Dream Team bring a powerful combination of expertise, passion, and local knowledge to help clients find their perfect Montana property. Mark is a seasoned hunting guide in Northwest Montana with extensive experience in hunting, fishing, trapping, home construction, and extreme backcountry recreation. He specializes in bare land as well as hunting and fishing properties, leveraging his firsthand knowledge of Montana's rugged landscapes and recreational opportunities to help clients make informed decisions. Jeannette was born and raised on a cattle ranch in western Montana and holds a Master's degree from the University of Montana. With over 20 years in real estate and her broker's license, she currently serves as the Montana Regional Manager for Clearwater Montana Properties. Her diverse background spans education, ranching, healthcare administration, and life coaching, giving her a well-rounded perspective on client needs. Jeannette is also a member of the Sanders County Community Development Board of Directors, demonstrating her commitment to helping local communities grow while preserving Montana's unique recreational and cultural heritage. Holding designations including Broker, RRS, ABR, C2EX, and GRI, Jeannette specializes in recreation homes and cabins, water frontage, retirement homes, and ranches. Together, Mark and Jeannette focus on top-notch customer service, truly listening to their clients to guide them toward the right property. Whether you're seeking a dream home, cabin, retreat, or hunting/fishing property, the Montana Dream Team is ready to make your Montana real estate

dreams a reality. Call, text, message, or email them today at (406) 270-3921 to begin your journey.

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