

~ LITTLE MACK CREEK ~

Colorado Home For Sale



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com

Listing Broker: Vicki Garrisi
719.237.1240 (Cell)

Vicki@TrueWestColorado.com



Guffey, Colorado (Park County)

Price: \$1,100,000 | Acres: 39.40 +/-

Attention Outdoor Enthusiasts – Little Mack Creek should be sited into your scope to hit your target for the ideal hunter’s paradise, vacation destination or full-time residence. Imagine a property with all the ingredients to create a memorable mountain experience to all who come; exhilarating views of snow-capped landscapes, a lush valley filled with fragrant aspens enriched with the sounds of a meandering year-round Little Mack Creek and an incredible paradise of adjoining BLM Lands. All combined, you have the ultimate habitat to attract an assortment of trophy wildlife like Rocky Mountain Elk, Mule Deer, Brown Bear, Mountain Lion, Bobcat, Golden Eagle, Red Tail Hawk, Big Horn Sheep, Turkey and more. The “people habitat” is a comfortably designed log home perfectly positioned to showcase the awe-inspiring snow-capped Sangre de Cristo Mountain Range. Its welcoming grand room has 2-story windows that frame the mountain and valley views along with a stone fireplace and vaulted ceilings. Designed for main level living, the layout includes a kitchen, dining, laundry/mudroom, office/bedroom and a master suite with adjoining 5-piece bath and walk-in closet. An upper loft makes for a nice office/hobby room. On the lower (walkout) level find a game room complete with pool and air hockey tables, wet bar and media room. There is also an amply sized bedroom with adjoining ¾ bath. Many of the furnishings and furniture are included. Its spacious wrap-around/covered decks beckon you outside to marvel at the scenery while being entertained by hummingbirds and sipping a cup of coffee or glass of wine. A short walk from the house is a 40’x60’ steel framed metal building for vehicles, ATV’s, tractors, etc. It has a full concrete floor, (2) electric overhead garage doors, skylights and workbenches. If you are looking to hit your target in finding the ultimate recreational property, then Little Mack Creek should be yours - privacy, nature, wildlife and scenery!



Abundant Wildlife



South Facing Views Across BLM Lands



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821 West Lafayette Avenue, Suite 100 | Woodland Park, CO 80863



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Improvements

Structure(s):

- ◆ **Log Home** — 4,400 SF. Year Built: 2002, Bedrooms: (3), Baths: (3)
- ◆ **Open Car Port / Garage** — Attached, 550 SF w/ Additional SF of Mini Workshop (7' x 8'), Storage Room (7' x 14')
- ◆ **Detached Garage / Workshop (40' x 60')** — 2,400 SF. Steel Frame, Metal Siding, Roof & Gutters, Skylights, Electricity, Concrete Floor, (2) Garage Doors w/ Openers, Work Bench x 2, Man Door w/ Key-Pad Entry

Utilities: Electric, Phone, Propane, Satellite Internet / TV

Well: (1) Domestic

Water Rights (other than well): None

Mineral Rights: TBD

Septic: (1)

Fencing: Perimeter, Partial — Barbed Wire

Gated: Yes

Taxes & Zoning

Property Taxes (2019): \$2,196

Zoning: Single Family Residential

Lease(s): None

Protective Covenants: Yes, Aspen Point Ranch

Conservation Easement: None

Income Potential: Rental

Distances

Nearest Airports: Colorado Springs, Denver

Guffey: 10 Miles / 20 Minutes

Cripple Creek: 30 Miles / 50 Minutes

Canon City: 32 Miles / 45 Minutes

Woodland Park: 42 Miles / 1 Hour

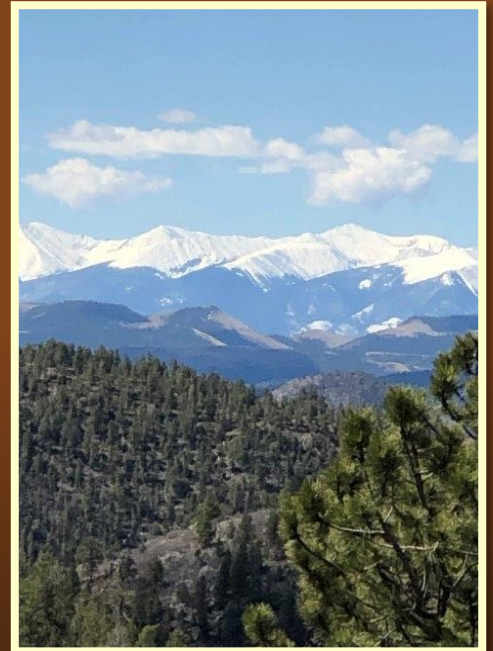
Colorado Springs: 61 Miles / 1 Hour and 45 Minutes

Breckenridge: 68 Miles / 1 Hour and 29 Minutes

Monarch: 90 Miles / 1 Hour and 43 Minutes



Comfortable Colorado Living



Snow-Capped Scenery

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Log Home w/ Front Seat Sangre de Cristo Mountain Views



Little Mack Creek Crosses Property



Adjoins BLM Lands (2) Sides

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Live Water

Little Mack Creek
(2,200 +/- FT of Frontage)

Mountain Views

Sangre de Cristo
Mountain Range

Other Views

Timbered Hillsides, Rock
Outcroppings, Valley,
Meadows

Topography

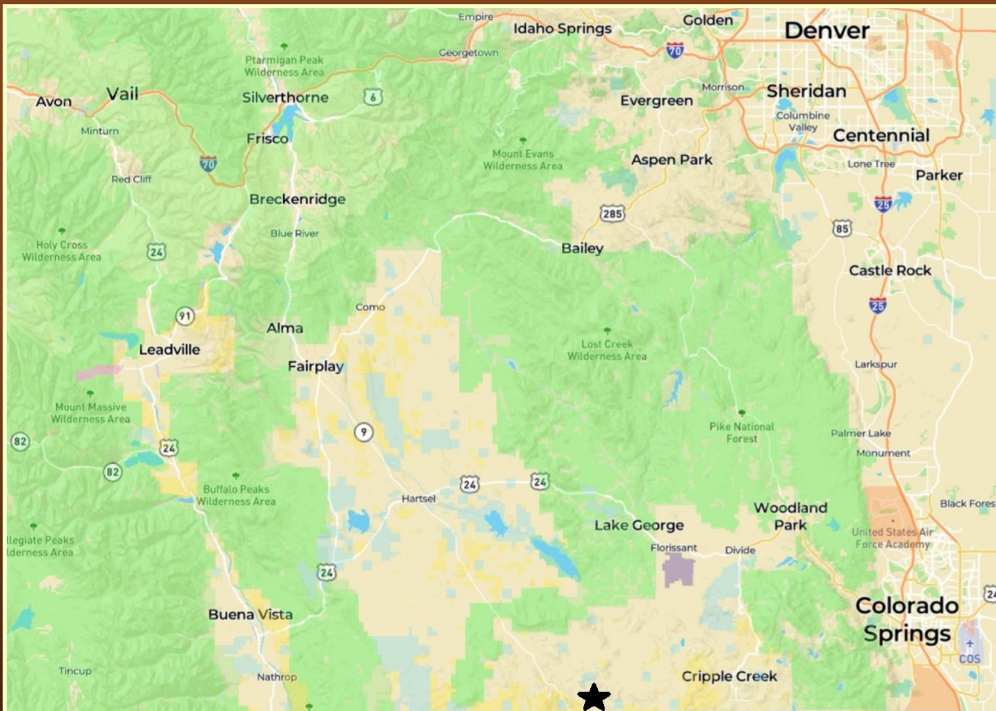
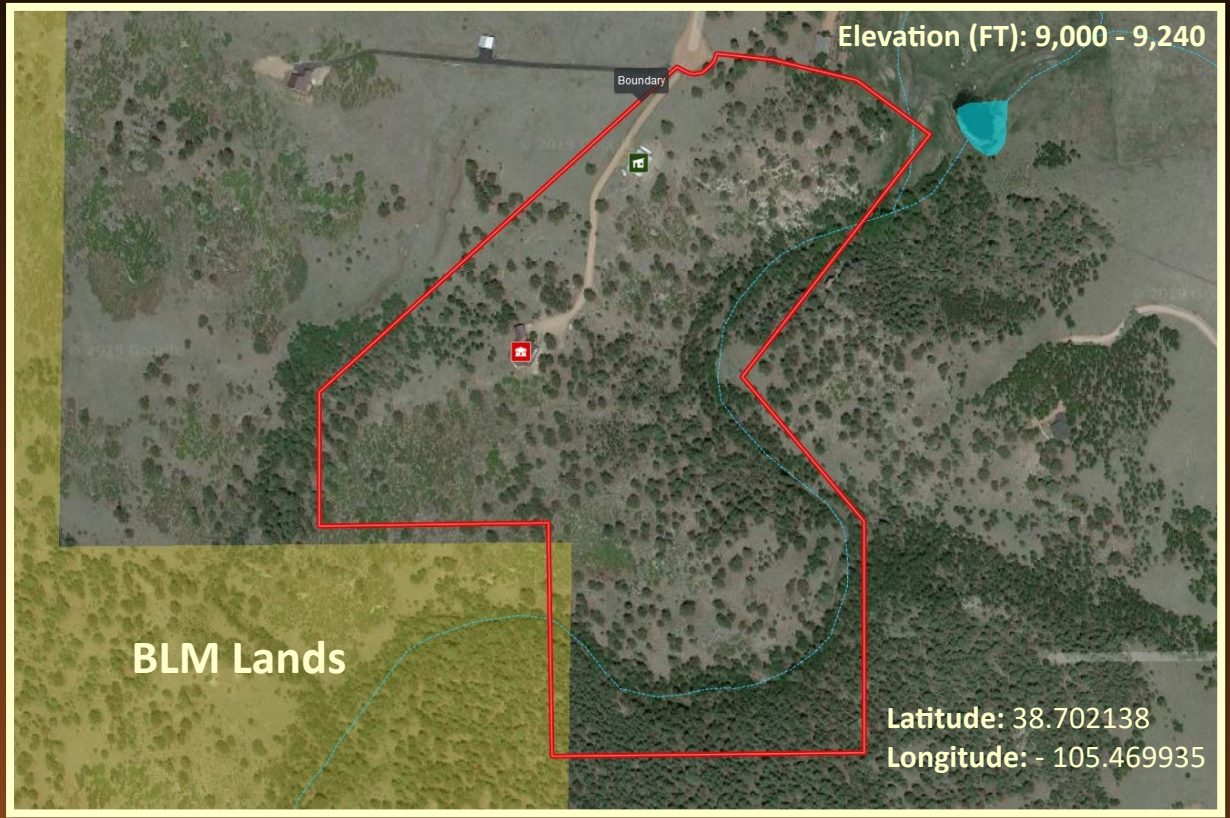
Creek, Rolling Hillsides,
Sloping to Steep, Rock
Outcroppings

Tree Coverage

Moderate to Heavy
(Spruce, Fir, Aspen and
Ponderosa)

Vegetation

Native Grass, Scrub Oak,
Wild Berries, Wildflowers



Bordering Properties

BLM (2) Sides, Private

Access

Maintained Year-Round. Gravel
County Road to Private Gravel
Driveway

Property Recreation

Hunting (Big & Small Game), Hiking,
Wildlife Viewing, Camping, Rock
Climbing

DOW Area Hunting Unit

581

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