

~ A NATURAL HIGH ~
Cripple Creek, Colorado (Teller County)



Offered at \$197,000

**Thrilling High Mountain Scenery ~ Natural Granite Rock Creations ~
Borders Mueller State Park ~ Aspens Galore!**

35.13 +/- Acres

Colorado Land for Sale! A Natural High is one of two adjacent cul-de-sac lots being offered for sale. This one borders 11,000 acres of Mueller State Park, giving you a world of privacy with unlimited opportunities for hiking and hunting. The homesite is in a beautiful aspen grove with views of Pike's Peak to the east and Dome Rock to the west. Very gentle terrain for an easy build, with utilities ready to go. There's also a large valley inside of a 500-acre canyon, perfect for watching wildlife or seeking solitude in the wilderness. Like living in a national park, this piece of land is truly extraordinary boasting some of the most spectacular views and rock formations in all of Colorado. There's even a private hiking trail that connects directly to the 11-mile Dome Rock Loop inside of Mueller State Park. To top it all off, the town of Cripple Creek is just minutes away offering small stakes gaming, restaurants, and entertainment. Don't miss out on this amazing opportunity to have the best of all worlds, right at your fingertips!

Note: The adjacent 35-acre lot is also for sale, for the opportunity to own 70 contiguous acres. See PPAR.com MLS # 9845925



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains

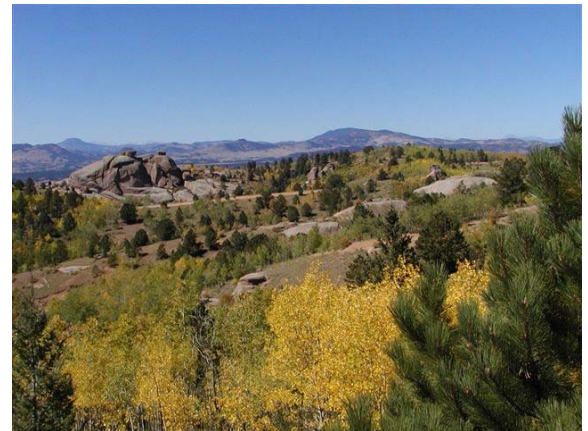


TrueWestColorado.com
719.687.9200 (Office)

COLORADO LAND FOR SALE



Pikes Peak Views



Views and Towering Rock Formations

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

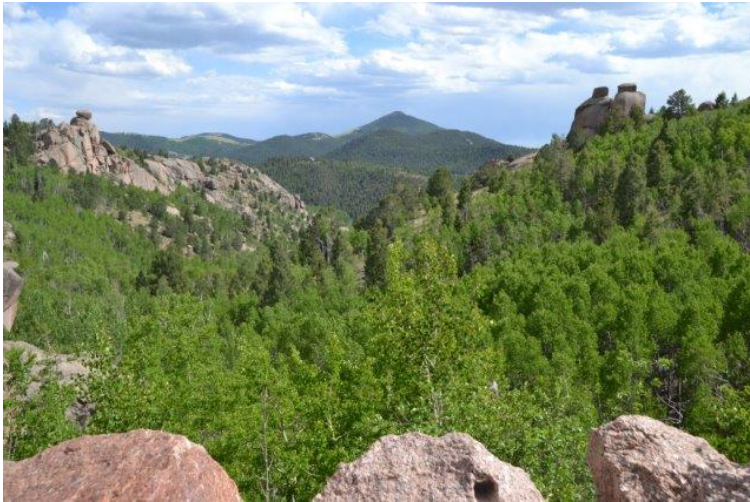


The information presented is deemed reliable by True West Properties however its accuracy or completeness cannot be guaranteed. Prospective Buyers should independently verify all information.

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PROPERTY DETAILS

Improvements

Structure (s): None
Well (s): None
Water Rights (other than well): None
Mineral Rights: None
Utilities: Underground Electric & Phone at Property
Line, Propane Gas & Satellite TV/Internet Available
Septic: None
Fencing: Perimeter, Partial – Barbed Wire
Gated: Yes

Acreage

35.13 +/-

Land Attributes:

Live Water: None
Mountain Views: Pikes Peak, Sangre De Cristo's, Dome,
Sheep & Dog Head Rocks, Collegiate Peaks, Mt. Pisgah
Other Views: Wrights Reservoir, Fourmile Valley,
Timbered Hillside, Rock Outcroppings, Boulders & Bluffs,
Valley, Meadows
Topography: Steep, Valley Gorge, Rock Outcroppings,
Boulders and Bluffs
Tree Coverage: Moderate – Aspen, Spruce, Fir, Ponderosa
Vegetation: Native Grass, Scrub Oak, Wildflowers

Recreation

On-Site: Hiking, Wildlife Viewing, Camping, Rock
Climbing, Nearby Hunting (Big Game and Waterfowl)
Hunting Permitted: No
DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (est): \$1,066
Zoning: A-1 Agricultural
Lease (s): None
Protective Covenants / Amenities: Yes, Lost Canyon
Ranch / Road Maintenance, Gated
Conservation Easement: None
Income Potential: NA

Location & Access

Nearest Town(s): Cripple Creek, Divide, Woodland Park,
Canon City, Colorado Springs
Nearest Airport (s): Colorado Springs, Denver
Access: Maintained Year-Round. Gravel County Road to
Property Boundary

Elevation

9,000 – 9,360 Feet

Bordering Properties

Mueller State Park (One Side), Private

MLS (PPAR/Realtor.com): 8012389

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