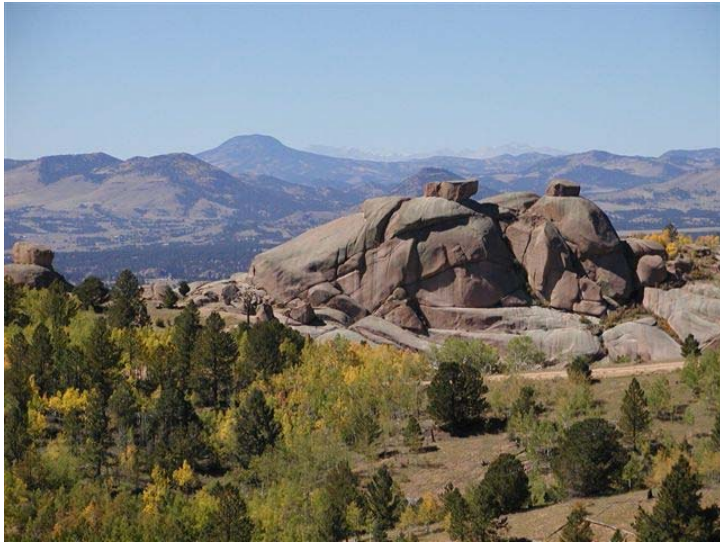


~ ROCK ON! ~  
Cripple Creek, Colorado (Teller County)



**Offered at \$197,000**

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

**35.06 +/- Acres**

Colorado Land for Sale! Rock On! One of two adjacent cul-de-sac lots being offered for sale. This one sits on top of a 500-acre canyon with spectacular views in every direction. Enormous rock formations that rival some of the country's most revered national parks. Multiple homesite options include overlooking the canyon to the east or facing west towards afternoon sunsets and the Sangre De Cristo mountains. This piece of land is truly extraordinary and must be seen to be appreciated. It's very rare to have such a large, remarkable, and unique piece of land that's easily accessible and ready with utilities. An amazing opportunity to own & live in a place that represents the best of what Colorado has to offer. To top it off, the town of Cripple Creek is just minutes away offering small stakes gaming, restaurants, and entertainment.

*Note: The adjacent 35-acre lot is also for sale, for the opportunity to own 70 contiguous acres. See PPAR.com MLS # 8012389*



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



**TrueWestColorado.com**  
719.687.9200 (Office)

**COLORADO LAND FOR SALE**



**Mountain Splendor All Directions!**



**Sangre Views & Rich Colors of Green & Gold**

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.

~ ROCK ON! ~  
Cripple Creek, Colorado (Teller County)



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



### PROPERTY DETAILS



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719.687.9200 (Office)

#### 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: None  
Community Gate: Yes

#### Acreage

35.06 +/-

#### 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): \$1,268  
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

Private

**MLS (PPAR/Realtor.com): 9845925**

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