

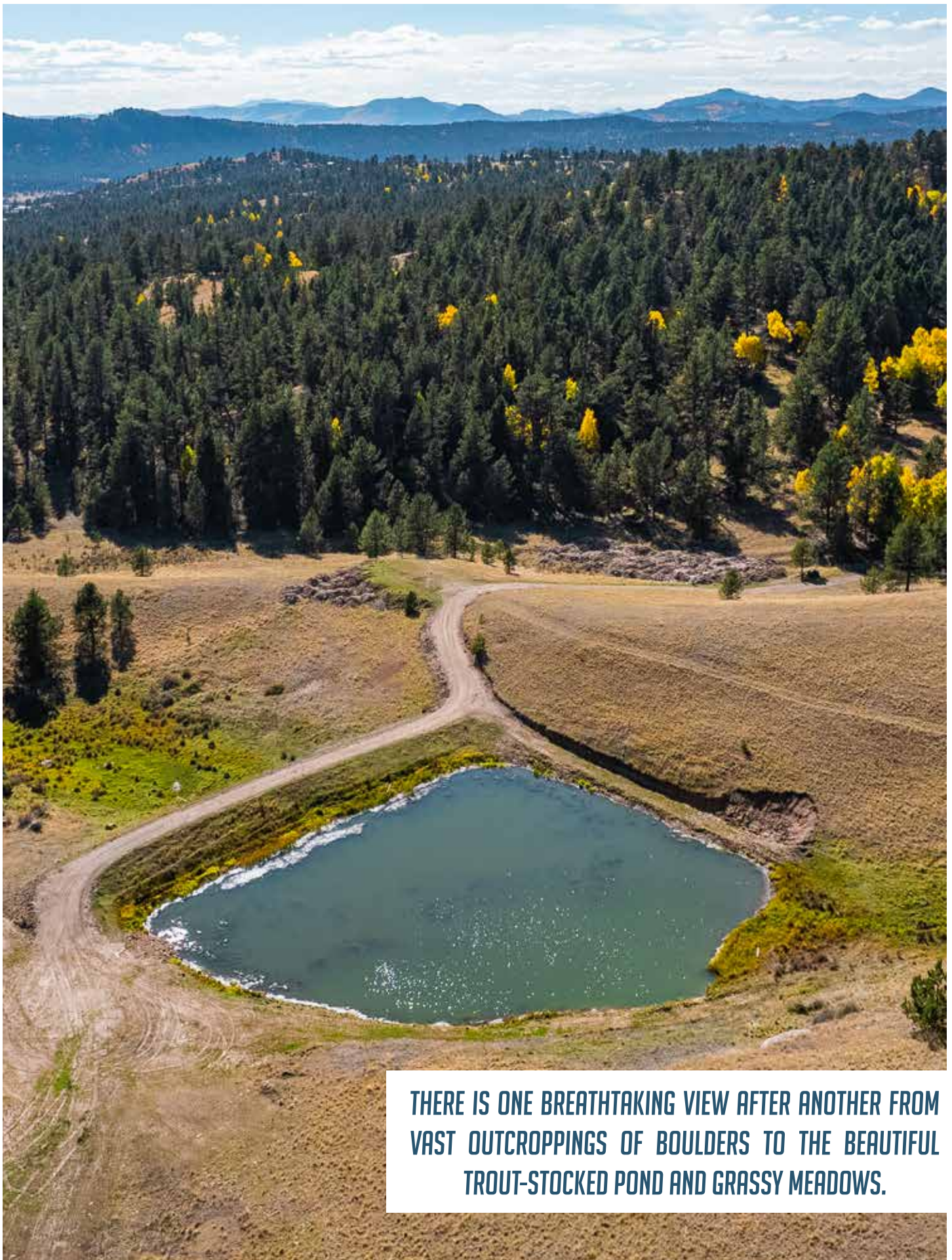
DOME ROCK RANCH

— 460 ± ACRES | FLORISSANT, COLORADO —

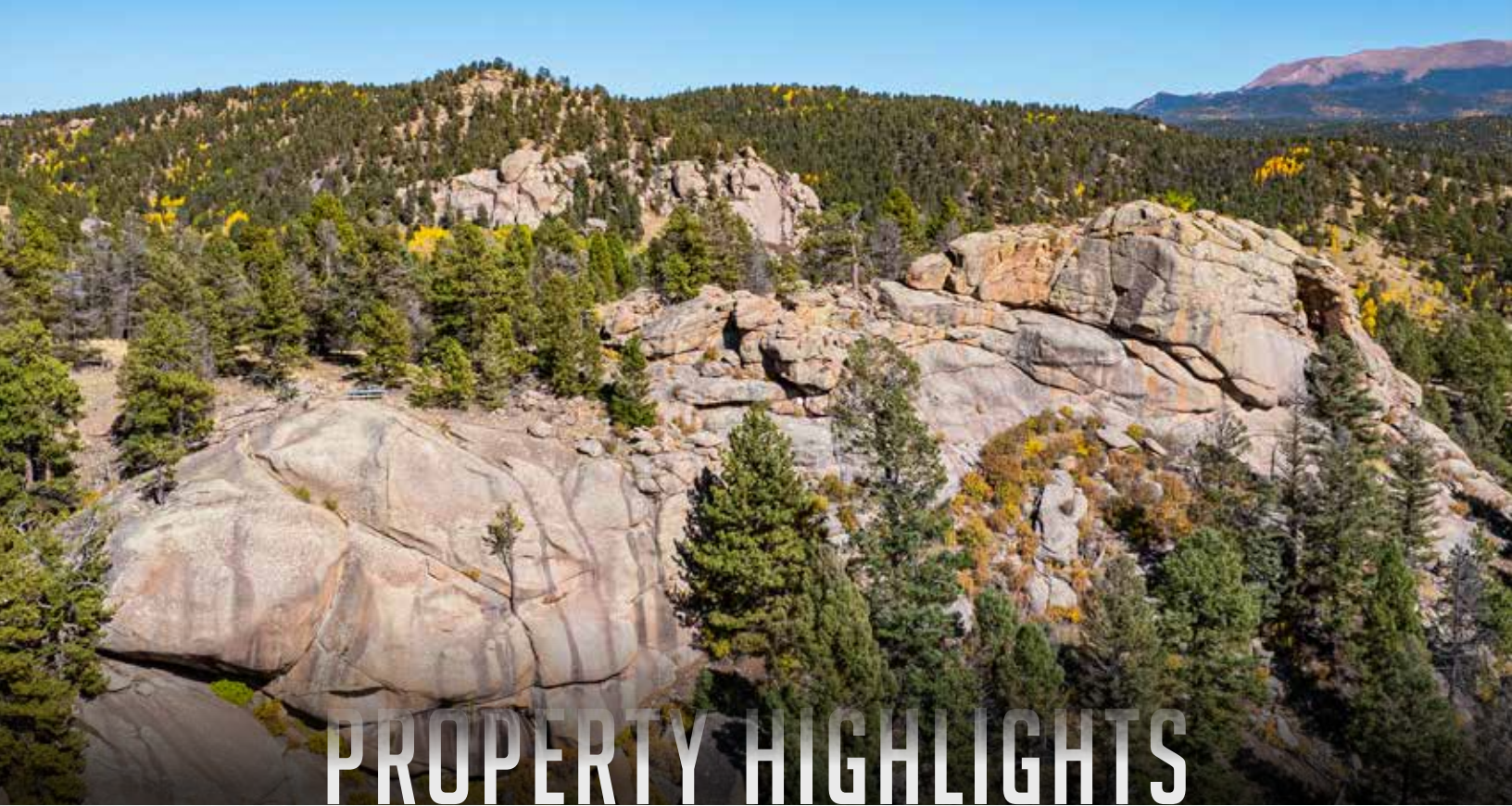
St. James
SPORTING PROPERTIES

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**THERE IS ONE BREATHTAKING VIEW AFTER ANOTHER FROM
VAST OUTCROPPINGS OF BOULDERS TO THE BEAUTIFUL
TROUT-STOCKED POND AND GRASSY MEADOWS.**



PROPERTY HIGHLIGHTS

- Located in Southern Colorado
- 460 deeded acres
- Lots of recreational opportunities
- 2 ponds, one stocked with trout
- 3 Bed/3 Bath house
- Mix of Aspen and Pine Trees
- Huge rock outcropping
- Views of surrounding valley and mountains
- Hunting for Elk, Deer, Black Bear and Turkey
- Close to Colorado Springs, CO (airport)





**THERE ARE SO MANY ENDLESS POSSIBILITIES FOR ADVENTURE
ON THIS BEAUTIFUL SPRAWLING PROPERTY.**



DOME ROCK RANCH

460 ± ACRES | FLORISSANT, COLORADO

Dome Rock Ranch is blessed with a combination of unique features to make it arguably the finest property in Colorado for its size. Situated off of Highway 24, south of the town of Florissant, this peaceful and secluded property boasts of 2 ponds, a private trail system that can be utilized by OHV, bikes, horseback or on foot. There is one breathtaking view after another from every spot on this property, from vast outcroppings of boulders overlooking lush valleys with dense vegetation to the beautiful trout-stocked pond and grassy meadows. There are so many endless possibilities for adventure on this beautiful sprawling property. Your family can stay busy enjoying all this property has to offer. The modest home with four bedrooms and two bathrooms has recently been upgraded with new flooring, hot water heat, and a completely remodeled basement, along with all new insulation and exterior siding. The beautiful property is a must-see before it's gone!

HIGHLIGHTS

- 460 Deeded Acres
- Pine Tree and Aspen forests
- Colorado GMU 581
- Two ponds (one stocked with trout)
- 4 bed/2 bath house
- Variety of big game hunting
- Property qualifies for Landowner Preference Program
- Located near excellent fishing, skiing, and other recreation

HUNTING

- GMU 581
- OTC Elk archery and rifle
- 5 month long cow elk season
- Mule Deer
- Black Bear and Turkey

LAND

- Mix of Aspens and Pine Trees
- 2 ponds (one stocked with trout)
- Beautiful rock outcropping
- Established trail system
- Views of valley and mountain peaks

FLORISSANT, COLORADO

- Gas and Food
- 5 minutes from Lake George (hotel, restaurants, general store)
- 1 hour from Colorado Springs (municipal airport)
- 2 hours from Breckenridge









STEALTH CAM

04:02 AM 10/04/21 35F ◀

STEALTH CAM



NUDDY

10:46PM 01/29/21 28F ●

NUDDY CAM



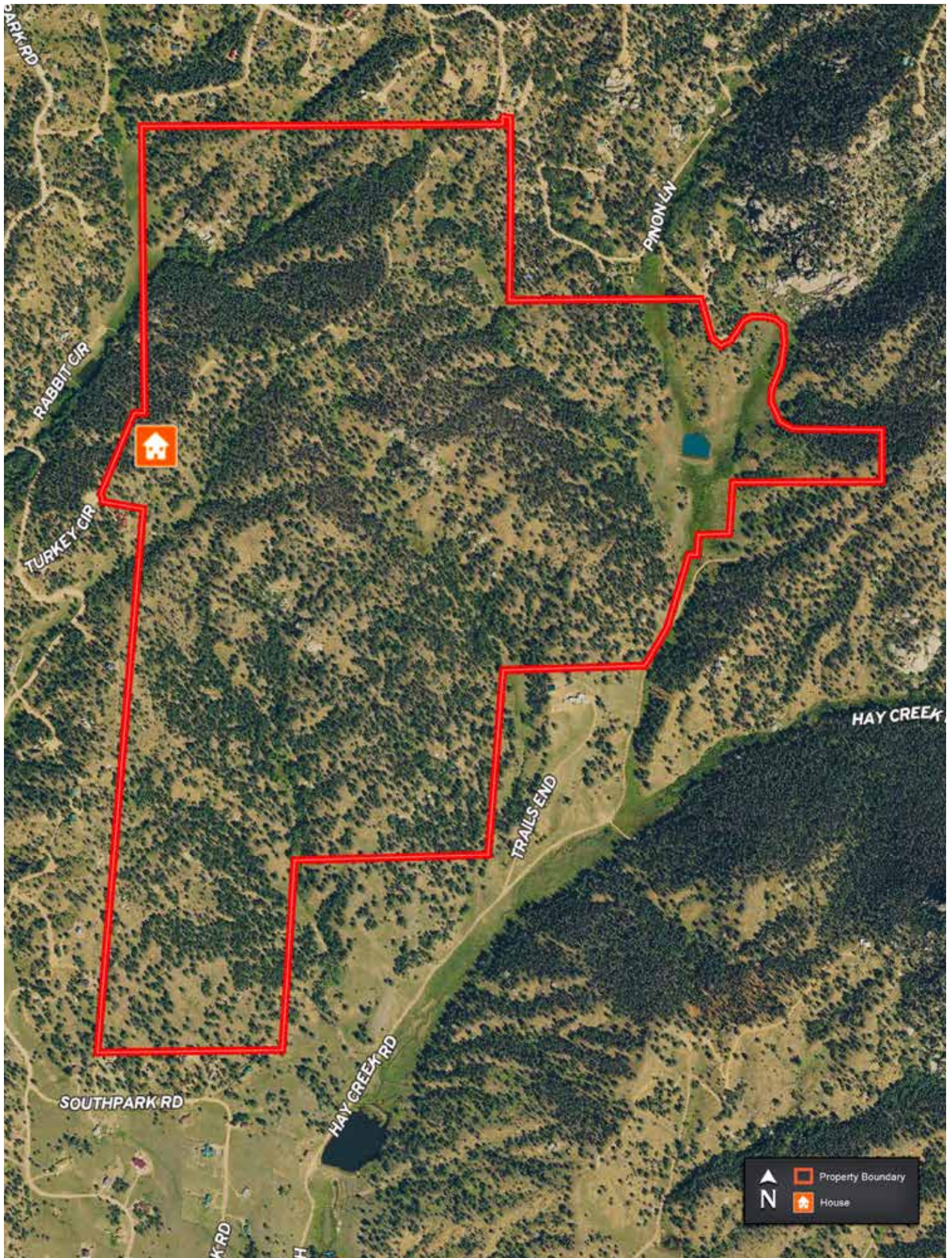
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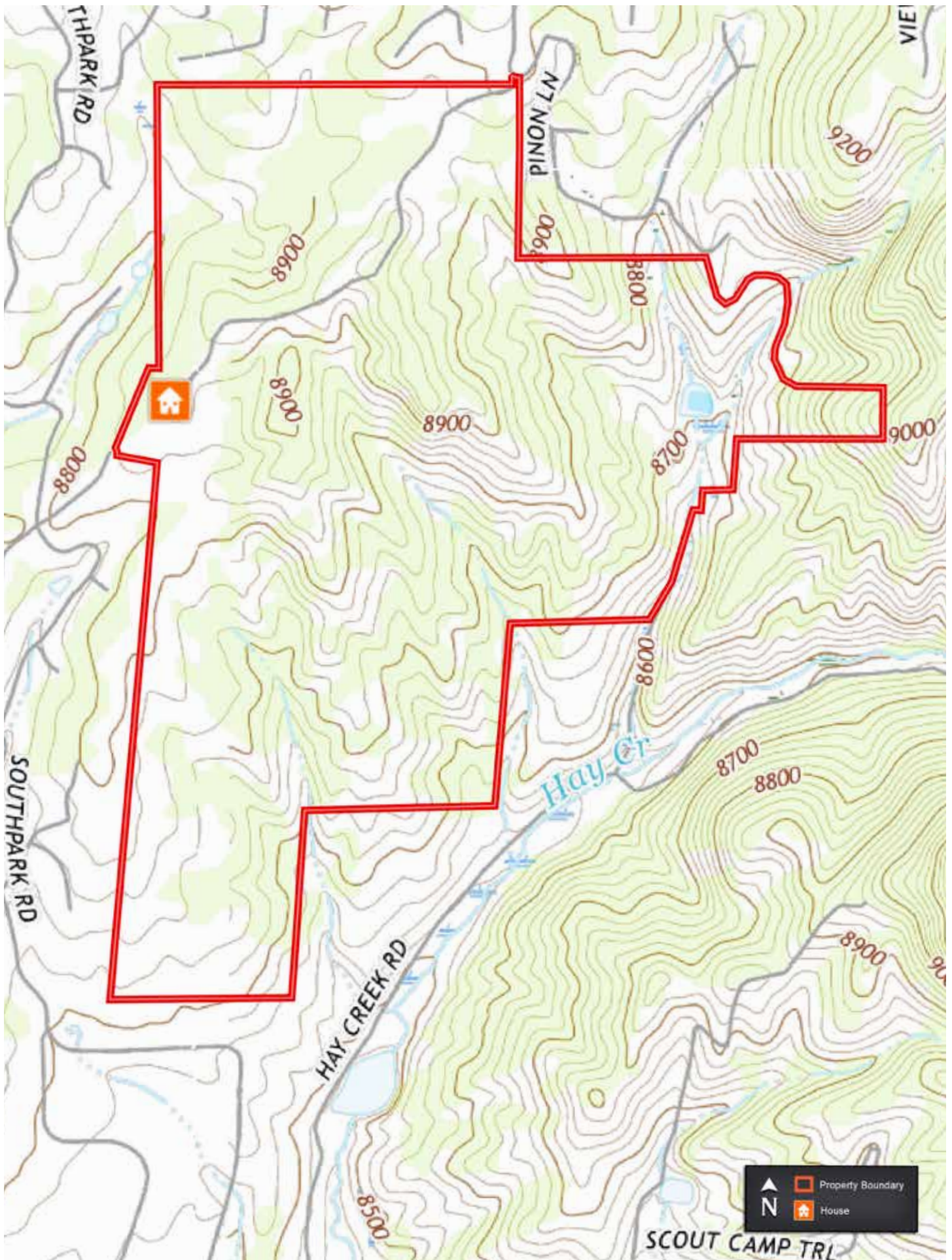
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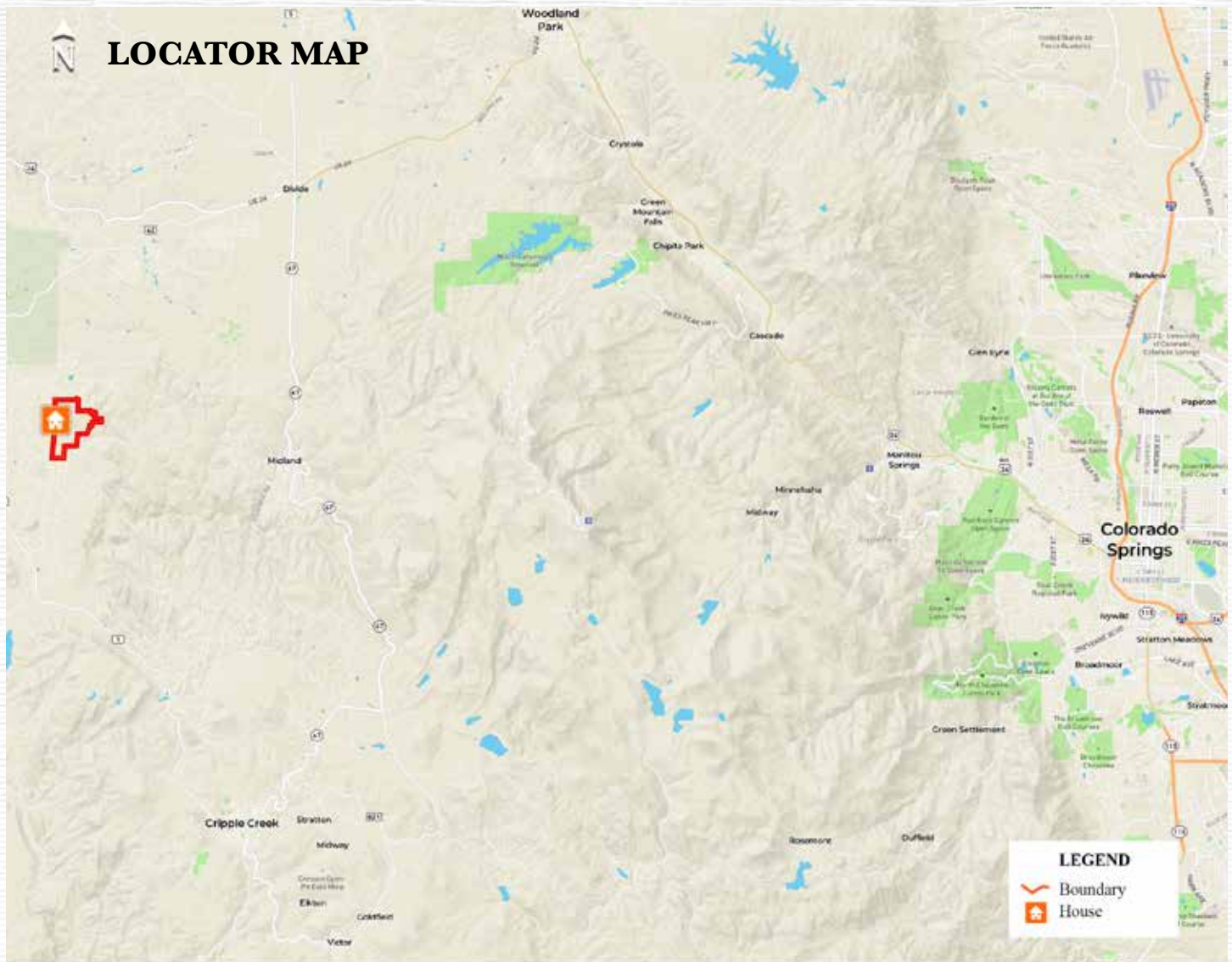
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