

Bugling Elk Valley
6500 CR 5
Divide, CO 80814

\$750,000
69± Acres
Teller County



Bugling Elk Valley
Divide, CO / Teller County

SUMMARY

Address

6500 CR 5

City, State Zip

Divide, CO 80814

County

Teller County

Type

Hunting Land, Recreational Land, Horse Property, Undeveloped Land

Latitude / Longitude

39.0333 / -105.16

Taxes (Annually)

\$31

Acreage

69

Price

\$750,000

Property Website

www.mossyoakproperties.com



PROPERTY DESCRIPTION

Tucked amidst the rugged, picturesque grandeur of the Rocky Mountains, Bugling Elk Valley spans 69 pristine acres of untamed Colorado wilderness. This rare, expansive parcel captures the spirit of high-country living, offering sweeping natural vistas and unmatched versatility for the outdoor enthusiast, equestrian, or conservationist. Whether you envision a private mountain retreat, a premier hunting outpost, or a dedicated horse sanctuary, this exceptional property serves as a blank canvas ready to bring your alpine dreams to life.

Location

Set in the tranquil community of Divide within scenic Teller County, Colorado, this property provides a serene sanctuary far removed from the city's hustle and bustle. Situated along County Road 5, residents can savor true seclusion while remaining within reach of nearby mountain towns and essential regional services. The area is celebrated for its clear skies, crisp mountain air, and dramatic vistas, making it an idyllic home base for exploring the heart of the Central Colorado Rockies.

Land and terrain

The property showcases a diverse and enchanting topography, moving seamlessly from open, grassed meadows to heavily wooded mountain slopes preserved in their pure natural state. With 69 expansive acres to traverse, the terrain provides ideal natural buffers, distinct micro-environments, and endless vantage points. The balance of lush ground cover and dense timber not only enhances the scenic beauty but also creates an authentic, undisturbed sanctuary that feels entirely your own.

Improvements and infrastructure

Currently offered as pristine, undeveloped land, the acreage invites you to design and construct your vision from the ground up without the constraints of preexisting structures. From a custom timber-frame cabin to state-of-the-art equestrian facilities or off-grid outposts, the landscape provides exceptional freedom of choice. You have the rare flexibility to select the most picturesque building envelope, positioning future improvements to maximize views, privacy, and sunlight.

Water and utilities

A refreshing creek graces the property, adding a classic mountain aesthetic and contributing to the dynamic ecosystem that supports both local fauna and grazing stock. For domestic service, power, and related utilities, incoming owners have the opportunity to implement custom systems tailored to their individual needs—whether that entails traditional modern hookups or self-sufficient, green-energy solutions such as solar arrays, modern cisterns, or private wells.

Wildlife and vegetation

Bugling Elk Valley earns its namesake by serving as a thriving corridor for an impressive array of regional fauna. The land is frequently visited by big game, including elk, mule deer, and bear, alongside flocks of wild turkey and varied bird species ideal for bird watching. This vibrant natural habitat is nurtured by a rich botanical tapestry, where native open pasture and grassed glades transition into thick, established stands of mountain timber.

Current and potential use

Brimming with versatility, the acreage is ideally suited for premier hunting, grazing, equestrian pursuits, and general recreation. Horse owners will appreciate the natural pasture areas that make it an attractive horse property, with ample acreage to construct corrals or lay out private equestrian trails. Outdoor enthusiasts will find endless enjoyment with space for hiking, bike trails, and ATV exploration, all while benefiting from nearby public land access to expand your backcountry adventures.

Access and easements

Arriving at Bugling Elk Valley is straightforward and dependable, with generous road frontage directly along a gravel county road. This established access ensures a smooth approach for trucks, horse trailers, and outdoor gear, allowing you to venture deep into the mountain quiet while maintaining a solid connection to the surrounding county road network.

Showing instructions and contact

Private tours of this remarkable mountain acreage can be arranged by appointment. To learn more or to schedule your personal walk across the property, please contact Bob Register at [719-684-6120](tel:719-684-6120).

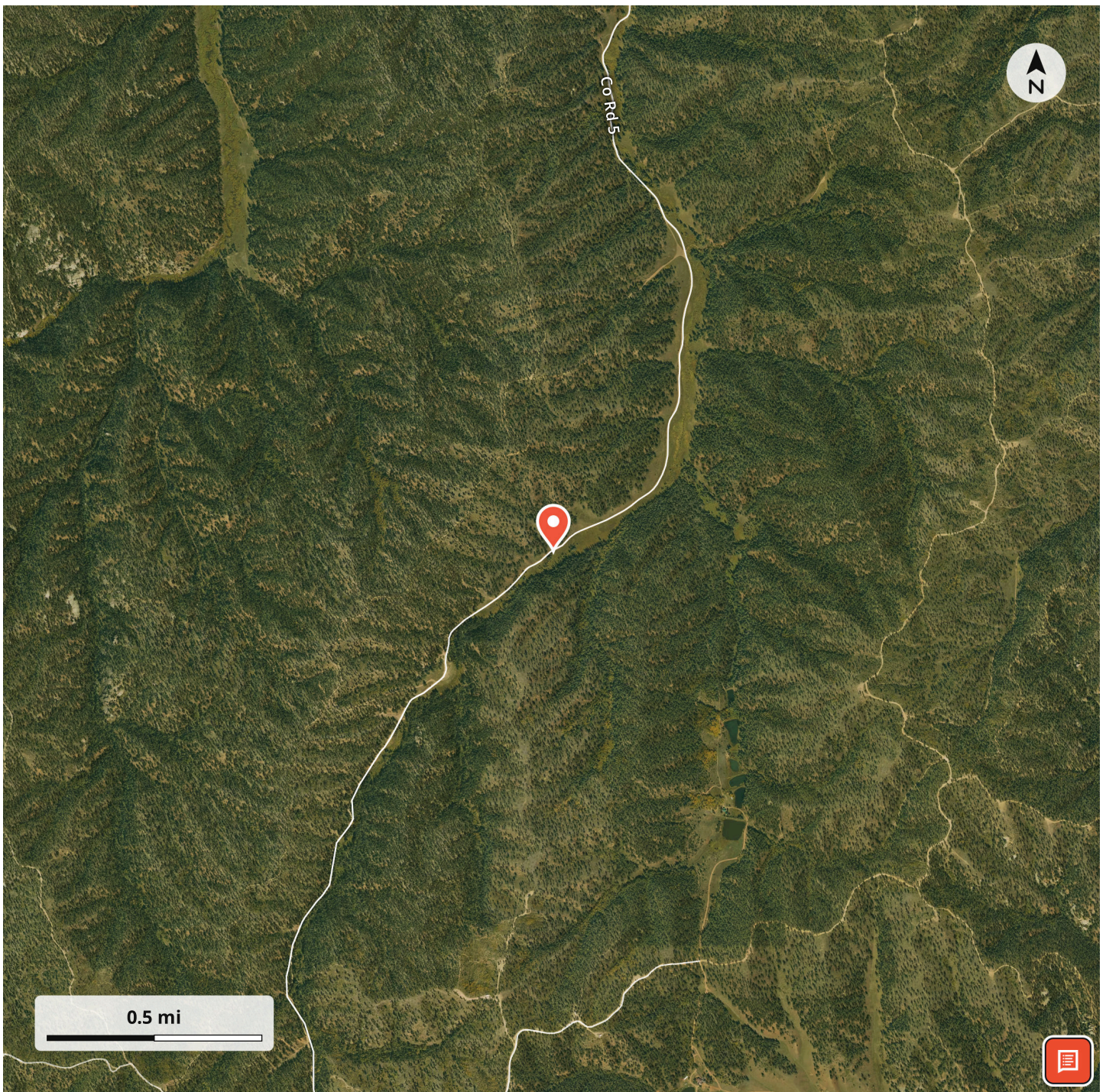
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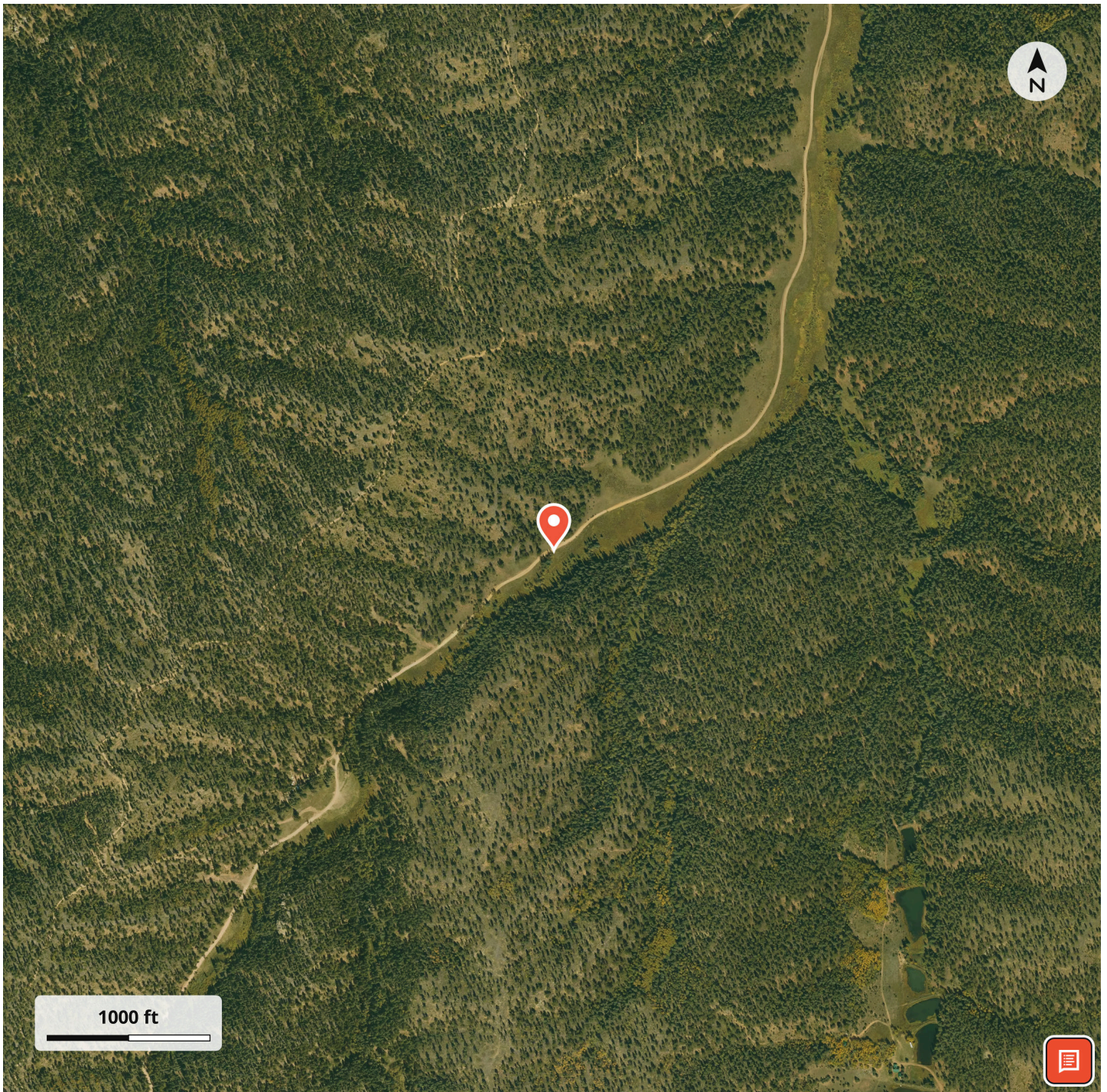
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Bob Regester

Mobile

(719) 686-8744

Email

bregester@mossyoakproperties.com

Address

844 Beaver Pond Drive

City / State / Zip

Divide, CO 80814

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://mossyoakproperties.com/>

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