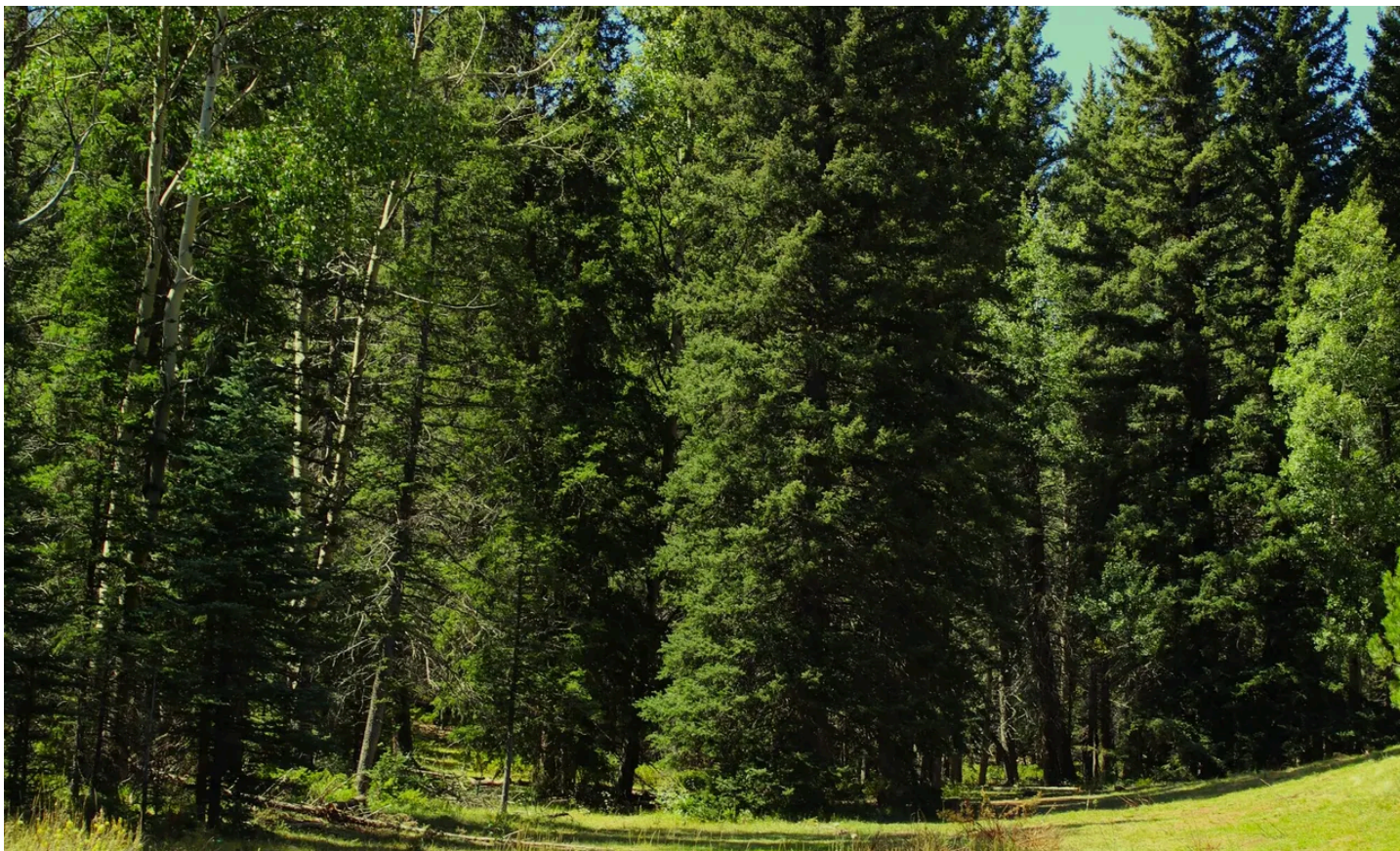


Bugling Elk Valley
6500 CR 5
Divide, CO 80814

\$750,000
69± Acres
Teller County



Bugling Elk Valley
Divide, CO / Teller County

SUMMARY

Address

6500 CR 5 null

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 DESCRIPTION

Bugling Elk Valley

LISTING BROKER BOB REGESTER [719 686 8744](tel:7196868744) bregester@mossyoakproperties.com

69 magnificent alpine acres that are surrounded by the 1,000,000 plus acre Pike National Forest, located less than 30 minutes north of Divide, and 1 hour west of Colorado Springs. Come build your custom dream home on one of the prettiest properties Colorado has to offer hidden away from the world. This super rare National Forest inholding is being offered for the first time. Manchester Creek gently flows through the lush knee-deep grass meadows that are flanked by towering Ponderosa pines and quaking aspen groves. The beautiful year-round stream with lush sub-irrigated meadows provides nourishment for the local elk and deer population. Located in Colorado Division of Wildlife Trophy Game management Unit 511 that provides over the counter elk tags annually for archery, 2nd and 3rd Big Game hunting seasons. If you have been searching for a legacy property this checks all the boxes. Well priced at \$750,000.

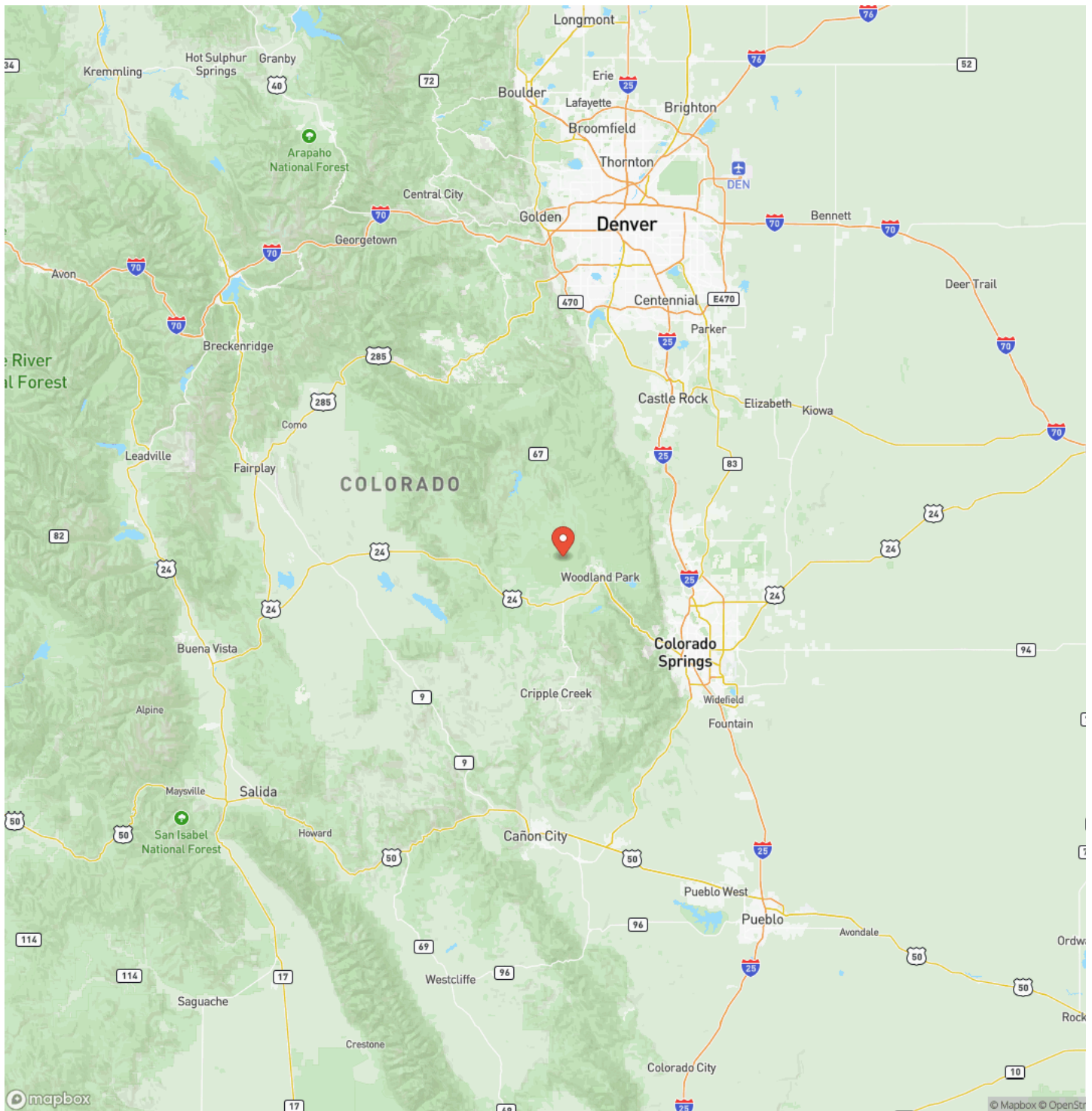
Bugling Elk Valley
Divide, CO / Teller County



Locator Map



Locator Map



Satellite 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 single 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.



<https://mossyoakproperties.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Colorado Mountain Realty
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