

**Sunrise Ridge Ranch**  
2332 County RD 111  
Florissant, CO 80816

**\$319,000**  
35.020± Acres  
Teller County





**Sunrise Ridge Ranch**  
**Florissant, CO / Teller County**

---

**SUMMARY**

**Address**

2332 County RD 111

**City, State Zip**

Florissant, CO 80816

**County**

Teller County

**Type**

Recreational Land, Undeveloped Land

**Latitude / Longitude**

38.805678 / -105.322215

**Dwelling Square Feet**

0

**Acreage**

35.020

**Price**

\$319,000

**Property Website**

<https://www.mossyoakproperties.com/property/sunrise-ridge-ranch-teller-colorado/80625/>



**PROPERTY DESCRIPTION**

This beautiful 35 acres is the perfect combination of sub irrigated meadow and timberland. There is a seasonal spring fed pond that brings in the wildlife and there is plenty of room for your horses as well. There is a roughed in driveway to a great cabin, or homesite. Power is located in the county maintained road and the build site has great southern exposure for a solar home as well. Located 40 minutes to Woodland Park, 30 minutes to Cripple Creek and 20 minutes to Eleven Mile and Spinney Mountain Reservoirs and the "Dream Stream" on the South Platte River. Access to Pike National Forest for almost endless exploration is just down the county road.

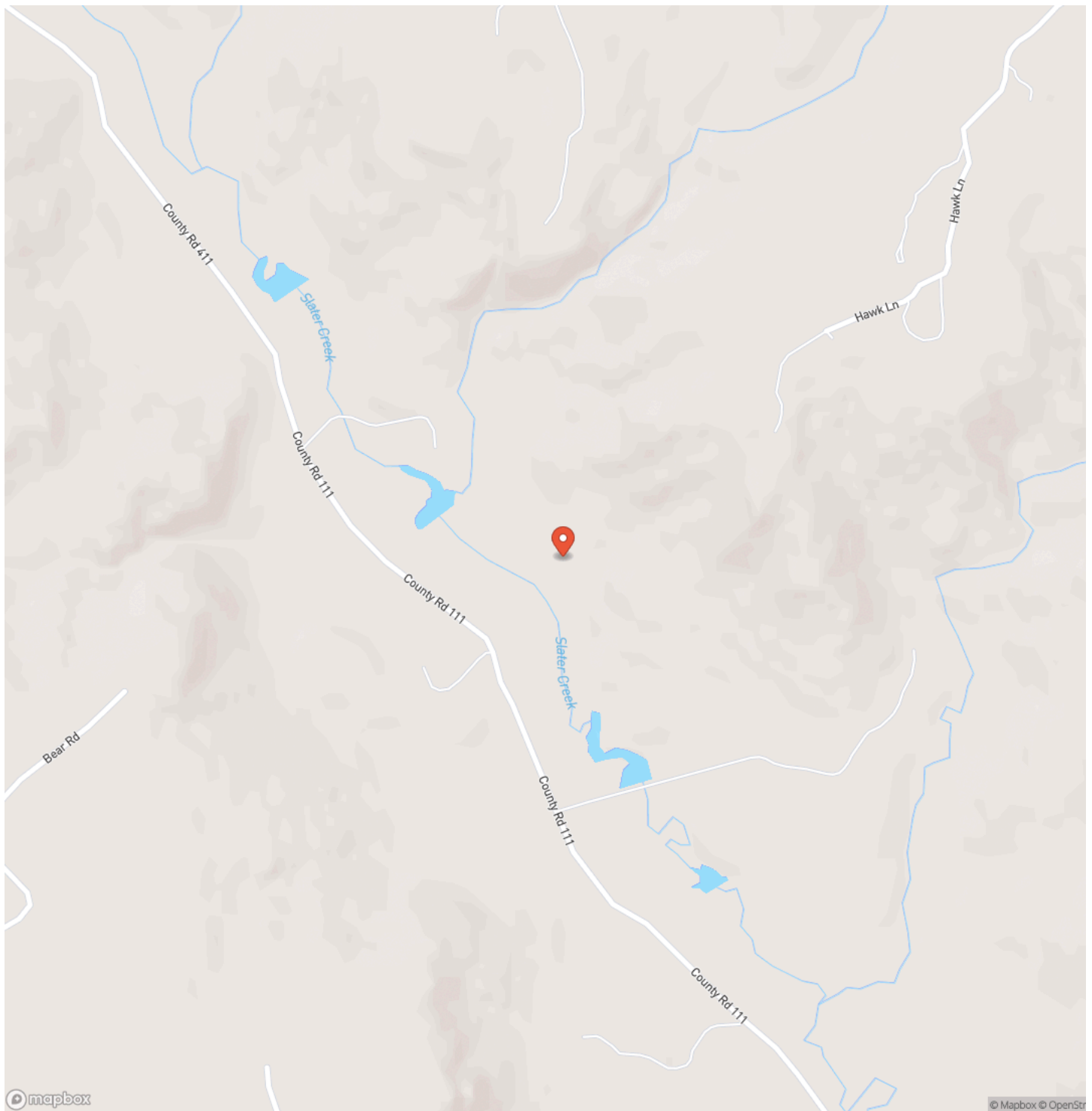


**Sunrise Ridge Ranch**  
**Florissant, CO / Teller County**

---

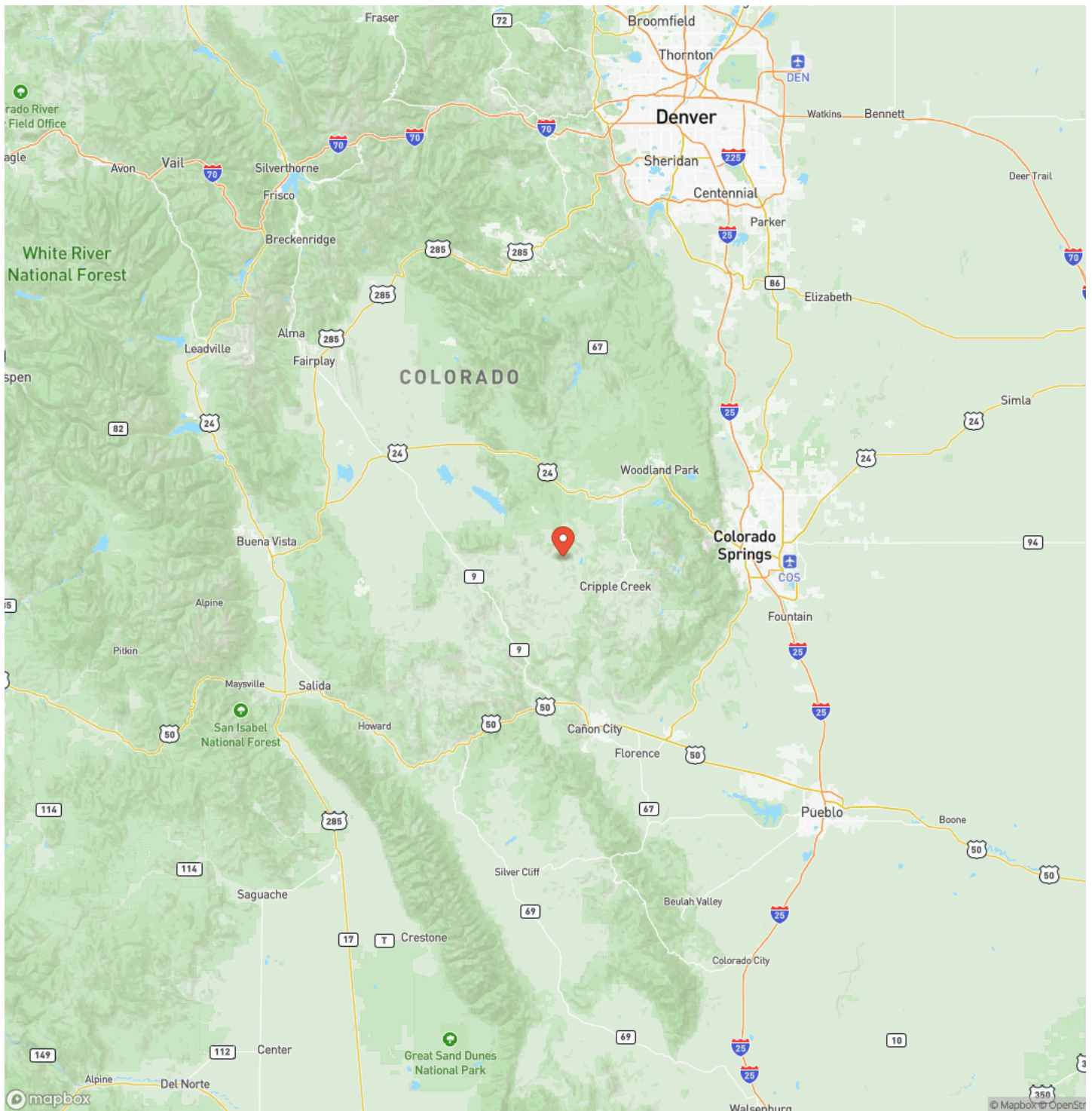


## Locator Map



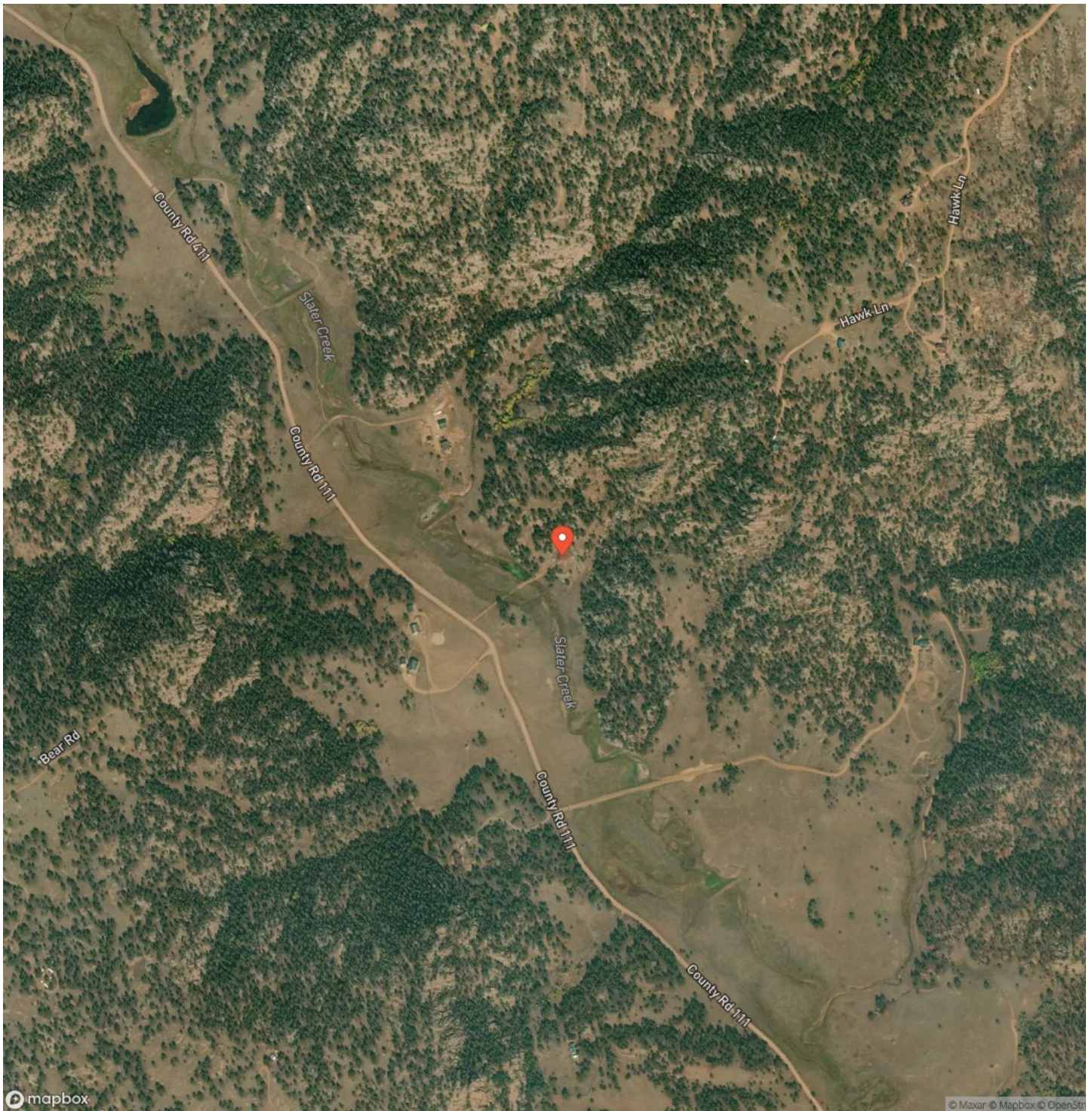


## Locator Map





## Satellite Map



**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Bobby Regester

## Mobile

(719) 338-4673

## Email

bobby@mossyoakproperties.com

**Address**

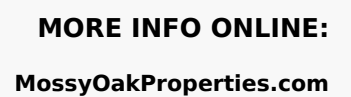
844 Beaver Pond Drive

## City / State / Zip

## 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.



[illegible]

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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**  
844 Beaver Pond Drive  
Divide, CO 80814  
(719) 686-8744  
[MossyOakProperties.com](http://MossyOakProperties.com)

---

