

# \$3,999,950 - 515 Old Mans Camp Trail, Manitou Springs

MLS® #8161551 Listing Office: Great Western Ranch and Land, LLC

**\$3,999,950**

0 Bedroom, 0.00 Bathroom,  
Land on 78 Acres

Crystal Park, Manitou Springs, CO

This incredible parcel has to be one of the most awe-inspiring properties to be offered in the greater Pikes Peak region. The thoughtfully planned and positioned homesite at the top of Eagle Mountain provides unobstructed 360-degree panoramas of Pikes Peak (America's Mountain), Garden of the Gods, Cave of the Winds, downtown Colorado Springs, Manitou Springs, Red Rock Canyon Open Space and easterly views of the vast, open plains. If you are seeking the ultimate in privacy, seclusion and views on a property bordering thousands of acres of public lands with limited public access this one is well worth a tour. Access to the property is year round, secured and gated through Crystal Park, however the land itself is outside the boundaries of the HOA so there are no covenants. The Seller had started construction on an ideally situated home that was designed to capture the surrounding views in every direction with large windows and expansive decks along each elevation. The steel structure framing of the home is estimated at 90% complete and a set of architectural plans are available. As designed, the home would include 7,493 square feet of finished living area and a 1,074 square foot attached garage. However, given the existing state of completion, a new owner could easily redesign or expand the floor plan in meeting specific needs. An over-designed septic system has been installed and permitted along with a well (requires re-drilling) and 6,000 gallons of water



storage capacity. A 45â€™ x 120â€™ metal Quonset building was constructed below the homesite and just off the main entrance to the parcel. Building features include a free-span design for expansive storage, concrete slab throughout, automated overhead door, exterior lighting, large concrete parking apron, and well and septic system. Both wells are approved to provide service to (3) single family homes, domestic livestock watering and irrigation of up to one acre.

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**Listing Courtesy of Great Western Ranch and Land, LLC**

**Essential Information**

MLS® #	8161551
Price	\$3,999,950
Bathrooms	0.00
Acres	78.21
Type	Land
Sub-Type	Improved Land
Status	Active

**Community Information**

Address	515 Old Mans Camp Trail
Subdivision	Crystal Park
City	Manitou Springs
County	El Paso
State	CO
Zip Code	80829

**Amenities**

Utilities	Electricity Connected, Electricity To Lot Line, Sewer Connected
Parking	Concrete, Lighted, Storage
View	City, Mountain(s), Plains, Valley

**Exterior**

Lot Description	Borders National Forest, Borders Public Land, Foothills, Many Trees,
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Meadow, Mountainous, Rock Outcropping, Rolling Slope, Secluded, Sloped

## School Information

District                      Manitou Springs 14

## Additional Information

Date Listed                      November 1st, 2023

Zoning                              F-5

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