RANCH COMPANY®

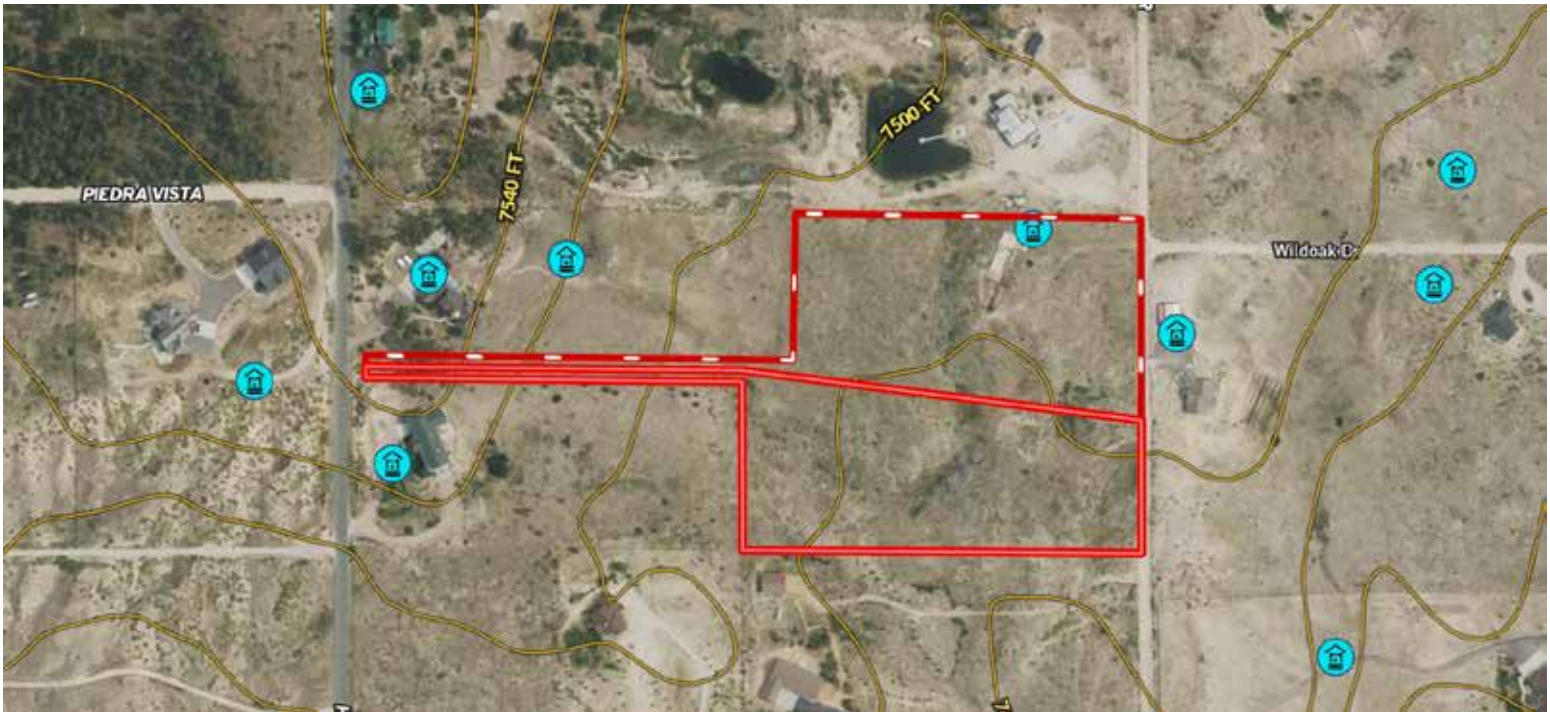
BLACK FOREST LOT

BLACK FOREST, COLORADO | $415,000

Rare opportunity to own 5.12 acres in the highly sought after Black Forest, Colorado located 15 to 20 minutes north of Colorado Springs. This beautiful parcel features gently rolling terrain and expansive views, including America's Mountain. You will have plenty of space to create your ideal home setting.The property has been cleared, offering a fresh canvas for building while still capturing the natural beauty of the region. The well was recently inspected and the pump, pipe and fittings were replaced. The pump has a five-year warranty. The flow test from 3/10/26 indicates a seven GPM rate. The existing foundation has possibilities for a future as an accessory building of some sort. Enjoy peaceful living with the Pikes Peak views and convenient access to town amenities. 5.12 acres in the popular Black Forest area.

Black Forest, Colorado sits just northeast of Colorado Springs, where the open plains begin to rise toward the foothills of the Rockies. Despite its name, it's not a dense, dark woodland like Germany's famous Black Forest—but compared to the surrounding prairie, its thick stands of ponderosa pine feel almost unexpected, like a quiet refuge tucked into the high country.

The area is known for its spacious, rural character. Homes are spread out on large plots of land, often surrounded by towering pines and open sky. It's the kind of place where you'll hear wind moving through trees more often than traffic, and where wildlife: deer, foxes, even the occasional elk are part of everyday life. The elevation, over 7,000 feet, gives it a cooler climate than nearby Colorado Springs, with crisp mornings and snowy winters that settle gently among the trees. It's a place that blends quiet living with proximity to the city. Residents can enjoy the solitude of forested acreage while still being a short drive from the amenities of Colorado Springs.



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