



# Sheltered Cove

35.50 Acres | Custer County, CO | \$62,900

HAYDEN  OUTDOORS.

# Sheltered Cove

TOTAL ACRES:

35.50

PRICE:

\$62,900

COUNTY:

Custer County

CLOSEST TOWN:

Westcliffe, CO

## Activities & Amenities:

Hunting - Big Game  
Hunting - Small Game  
Hunting - Predator/Varmint  
Off Grid Power

## Land Details:

Address: TBD Electric Ave,  
Westcliffe, Colorado 81252, USA  
Closest Town: Westcliffe/Silver Cliff  
Total Acres: 35.50  
Deeded Acres: 35.50  
Leased Acres: 0.00  
Zoning: Rural  
Elevation: 9100  
Topography: gentle rolling  
Estimated Taxes: \$478.1 - 2023  
Source of lot size: Unknown  
HOA Dues: \$100

## Property Summary

Experience serenity and tranquility in this breathtaking piece of land with stunning mountain and horizon views. Eligible for a water well through the state of Colorado, this unique property offers self-sufficiency with solar and wind power. Enjoy privacy and seclusion with few full-time residents while immersing yourself in nature. Short drive to nearby towns for all your needs.

## Land

Looking for the perfect escape from the hustle and bustle of urban life? This incredible piece of land offers the serenity and tranquility you've been seeking. Encompassed by majestic mountains and stunning vistas, this parcel boasts breathtaking views and endless horizons, providing the perfect backdrop for you to sit back and watch the weather roll in from the comfort of your own private oasis. With eligibility for a domestic water well through the state of Colorado, this property boasts a unique opportunity to use solar and wind power as your energy source, giving you complete independence and self-sufficiency.

At Centennial Ranch, you'll enjoy the muscular rolling hills that stretch across the vast valley, making up approximately 1/8 of the mesmerizing Custer County landscape. This property offers the chance to be amongst few full-time residents, giving you privacy and seclusion that's hard to find in this day and age. Take in the spectacular night skies and bustling wildlife that roam on this vast land – this is the perfect place to immerse yourself in nature. And when it's time to come back to civilization, just a short drive from your doorstep will take you to the neighboring towns of Westcliffe and Silver Cliff located in the Wet Mountain Valley, providing all the amenities you need to sustain your lifestyle.

Don't miss this incredible opportunity to own your very own slice of paradise and start experiencing the peace and quiet you deserve. Contact us today to schedule your tour."





## Recreation

In addition to its stunning natural beauty, this property offers an abundance of recreational opportunities. The surrounding mountains provide a playground for hiking, mountain biking, and rock climbing enthusiasts, while the nearby rivers and lakes offer opportunities for fishing, boating, and swimming. During the winter months, the area's backcountry provides an ideal setting for snowshoeing, cross-country skiing, and snowmobiling. With so many outdoor activities at your fingertips, there's always something new to explore and discover. And when it's time to unwind, simply sit back and relax as you soak in the awe-inspiring views that surround you. Come experience the ultimate in outdoor living at Centennial Ranch!

## Region & Climate in Westcliffe/Silver Cliff, Colorado

Westcliffe/Silver Cliff, Colorado gets 14 inches of rain, on average, per year. The US average is 38 inches of rain per year.

Westcliffe/Silver Cliff averages 86 inches of snow per year. The US average is 28 inches of snow per year.

On average, there are 260 sunny days per year in Westcliffe/Silver Cliff. The US average is 205 sunny days.

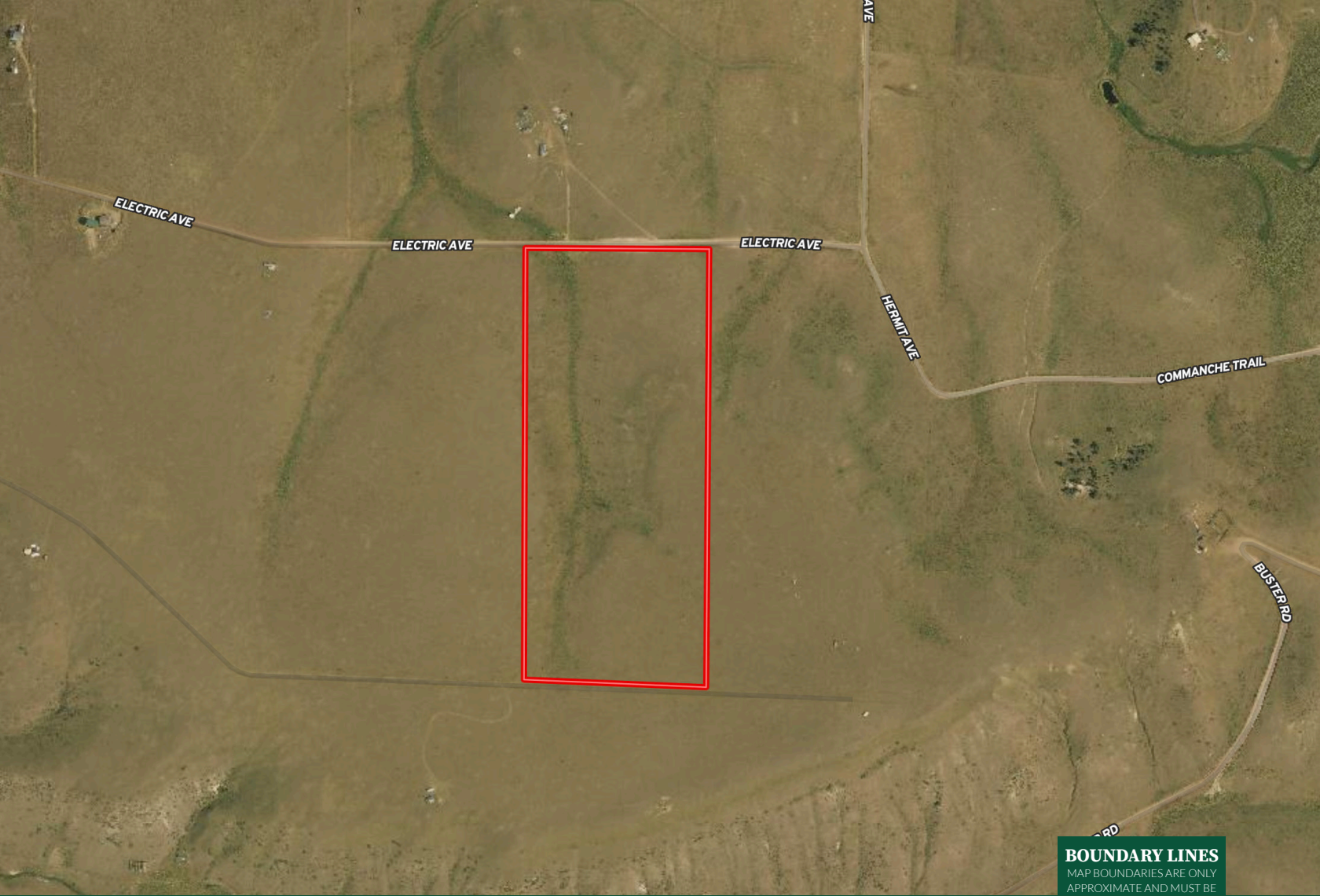
Westcliffe/Silver Cliff gets some kind of precipitation, on average, 83 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted, you have to get at least .01 inches on the ground to measure.

## Weather Highlights

- **Summer High:** the July high is around 81 degrees
- **Winter Low:** the January low is 8
- **Rain:** averages 14 inches of rain a year
- **Snow:** averages 70 inches of snow a year

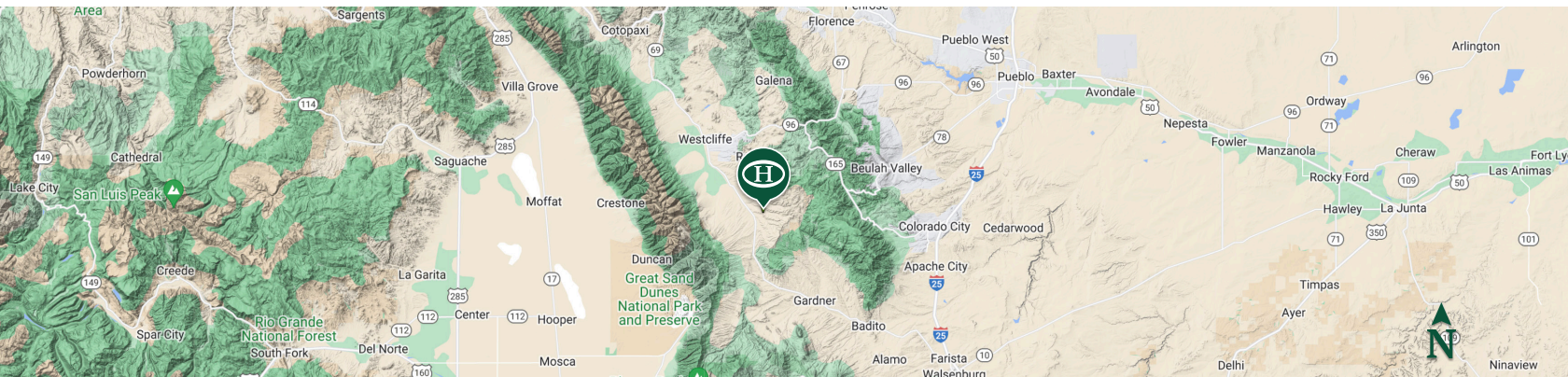
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**BOUNDARY LINES**  
 MAP BOUNDARIES ARE ONLY  
 APPROXIMATE AND MUST BE  
 VERIFIED FOR ACCURACY.

 Boundary



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