

# Joan's Cabin and SawMill

5.00 Acres | Custer County, CO | \$210,000



HAYDEN  OUTDOORS.

# Joan's Cabin and SawMill

TOTAL ACRES:

5.00

PRICE:

\$210,000

COUNTY:

Custer County

CLOSEST TOWN:

Westcliffe, CO

## Activities & Amenities:

ATV/Off Road  
House/Cabin  
Hunting - Small Game  
Skiing/Snowmobiling/Snow Sports  
Hiking/Climbing  
Hunting - Big Game  
Outbuilding/Barn/Shed/Shop  
Wooded

## Land Details:

Address: 701 Cty Rd 132, Westcliffe,  
Colorado 81252, USA  
Closest Town: Westcliffe  
Total Acres: 5.00  
Deeded Acres: 5.00  
Leased Acres: 0.00  
Zoning: Residential  
Elevation: 9100  
Estimated Taxes: \$412.46 - 2022  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Style of Home(s): 1 Story Cabin  
Finished Sq. Ft.: 470  
Bedrooms: 1  
Full Bathrooms: 1  
Basement: None  
Parking Types: Driveway

## Property Summary

Welcome to this cool rare find in the picturesque west side of the Wet Mountain Valley! Nestled on 5 acres of enchanting forested land, this cabin offers a unique opportunity to experience the tranquility of nature. The property boasts an abundant supply of timber, ideal for constructing a magnificent main cabin or the charming log home of your dreams.

## Improvements

As you step inside the cool little one-room cabin, you'll be delighted to find a full bathroom complete with a tub and shower, ensuring your comfort during your stay. The kitchen features an antique sink and cabinetry that add a touch of rustic charm to the space. An antique propane stove/oven allows you to whip up delicious meals in a nostalgic ambiance. The cabin also includes a propane wall heater and a new hot-water heater, ensuring warmth and convenience in colder months.

The owner has prepared a metal platform for constructing the main cabin, and nearly enough logs are available to bring your vision to life. The sale includes a sawmill and plainer, providing you with the tools to further customize and enhance your property.

Important infrastructure upgrades have been made, including the installation of a septic system. Moreover, underground power lines run along the road, and the owner has thoughtfully installed conduits from the road to the cabin, simplifying future electrical connections. A small solar system is already in place, enabling you to power lights and even enjoy some entertainment on your TV.

While there is currently no well on the property, it is worth noting that the property qualifies for a well installation, offering a reliable water source for your needs. Should you require any amenities or services, the charming towns of Westcliffe and Silver Cliff are just a short 15-minute drive away. There, you'll find a variety of amenities, including grocery stores, restaurants, coffee shops, churches, and shopping options.

Despite its secluded feel, this hidden gem is conveniently located within reasonable proximity to major cities. Denver is a mere 2.5 hours away, while Colorado Springs can be reached within 2 hours, allowing you to easily escape to your mountain retreat whenever the need arises.

Embrace the serenity and seclusion of this exceptional property. Whether you're seeking a permanent residence or a peaceful getaway, this west-side Colorado Cabin offers an unparalleled opportunity to create cherished memories and immerse yourself in the beauty of nature. Don't miss out on making this exceptional property your very own.



## General Operations

Sawmill

Norwood Lumber Pro HD 36 with 23 hp

Description

HD36-PRO23G

LumberPro HD36 with 23hp (627cc) B&S V-Twin OHV electric start gas engine

## 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

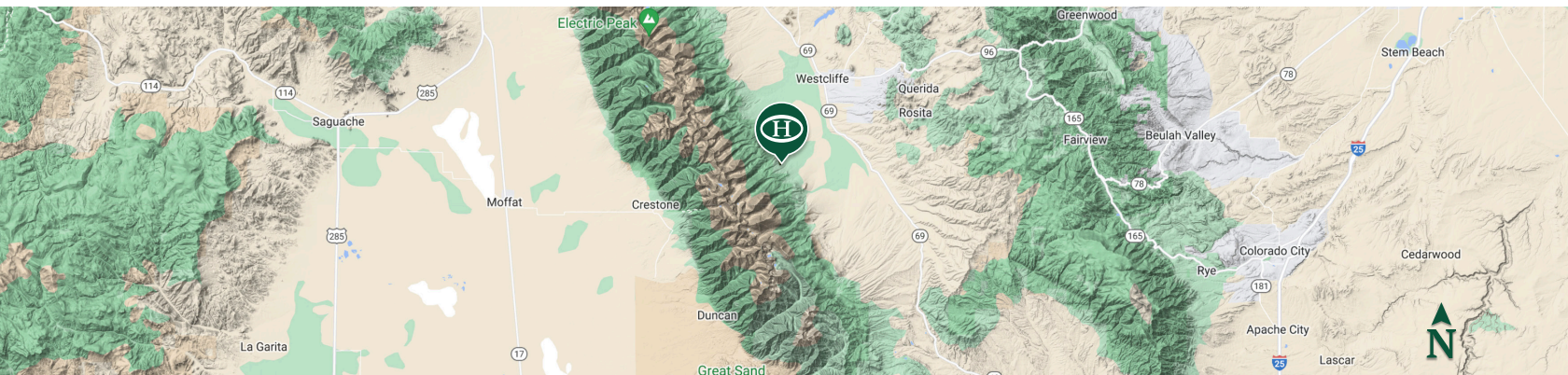
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**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary



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