

# Rhudy Acres

81.01 Acres | Custer County, CO | \$399,000



HAYDEN  OUTDOORS.

# Rhudy Acres

TOTAL ACRES:

81.01

PRICE:

\$399,000

COUNTY:

Custer County

CLOSEST TOWN:

Canon City, CO

## Activities & Amenities:

ATV/Off Road

Equestrian/Horse Property

Cycling/Mountain Biking

Wooded

## Land Details:

Address: Lots 49 & 50 Pronghorn Path,

Cotopaxi, Colorado 81223, USA

Closest Town: Canon City, Westcliffe

Total Acres: 81.01

Deeded Acres: 81.01

Leased Acres: 0.00

Zoning: Residential

Elevation: 7700

Estimated Taxes: \$2,757.36 - 2023

Source of lot size: Assessor/Tax Data

HOA Dues: \$1,000

## Property Summary

81+ acres of usable southern Colorado ranch land with stunning views of Sangre de Cristo mountains. Complete privacy with ponderosa pines and pinon trees. Close to Canon City, Westcliffe, Cotopaxi. Salida 40 mins, Colorado Springs 1.5 hrs, Denver 2.5 hrs. Your own piece of Colorado Heaven!

## Land

Welcome to your own personal piece of Colorado Heaven! This amazing 81+ acre ranch land in southern Colorado offers a truly exceptional opportunity. With its breathtaking views of the Sangre de Cristo mountains, this property is a nature lover's paradise.

As you explore the land, you'll discover several beautiful grassy valleys that gracefully sweep to the south, providing stunning panoramic vistas. Towering ponderosa pines and historic pinon trees are scattered throughout the majority of the property, creating a tranquil and private atmosphere for your ideal building location. Whether you envision a cozy cabin or a spacious retreat, this property offers complete seclusion and the freedom to create your dream escape.

Conveniently located just 30 minutes away from Canon City, Westcliffe, and Cotopaxi, this ranch land allows you to enjoy the peace and serenity of the countryside while still being within reach of everyday amenities. If you're in the mood for a slightly longer adventure, Salida is only 40 minutes away, offering a vibrant arts scene and outdoor recreational activities. For those seeking the bustle of a larger city, Colorado Springs is just a 1.5-hour drive, and Denver is approximately 2.5 hours away.

Escape the hustle and bustle of city life and immerse yourself in the tranquility of this Colorado retreat. Whether you're looking for a weekend getaway or a permanent residence, this property provides the perfect opportunity to unwind and enjoy the beauty of nature. Don't miss out on the chance to secure your own piece of mind and experience the unmatched beauty of southern Colorado. Schedule a visit to this extraordinary property and let it become your own personal haven, part or in whole.

## Water/Mineral Rights & Natural Resources

This property qualifies for two Domestic Wells.



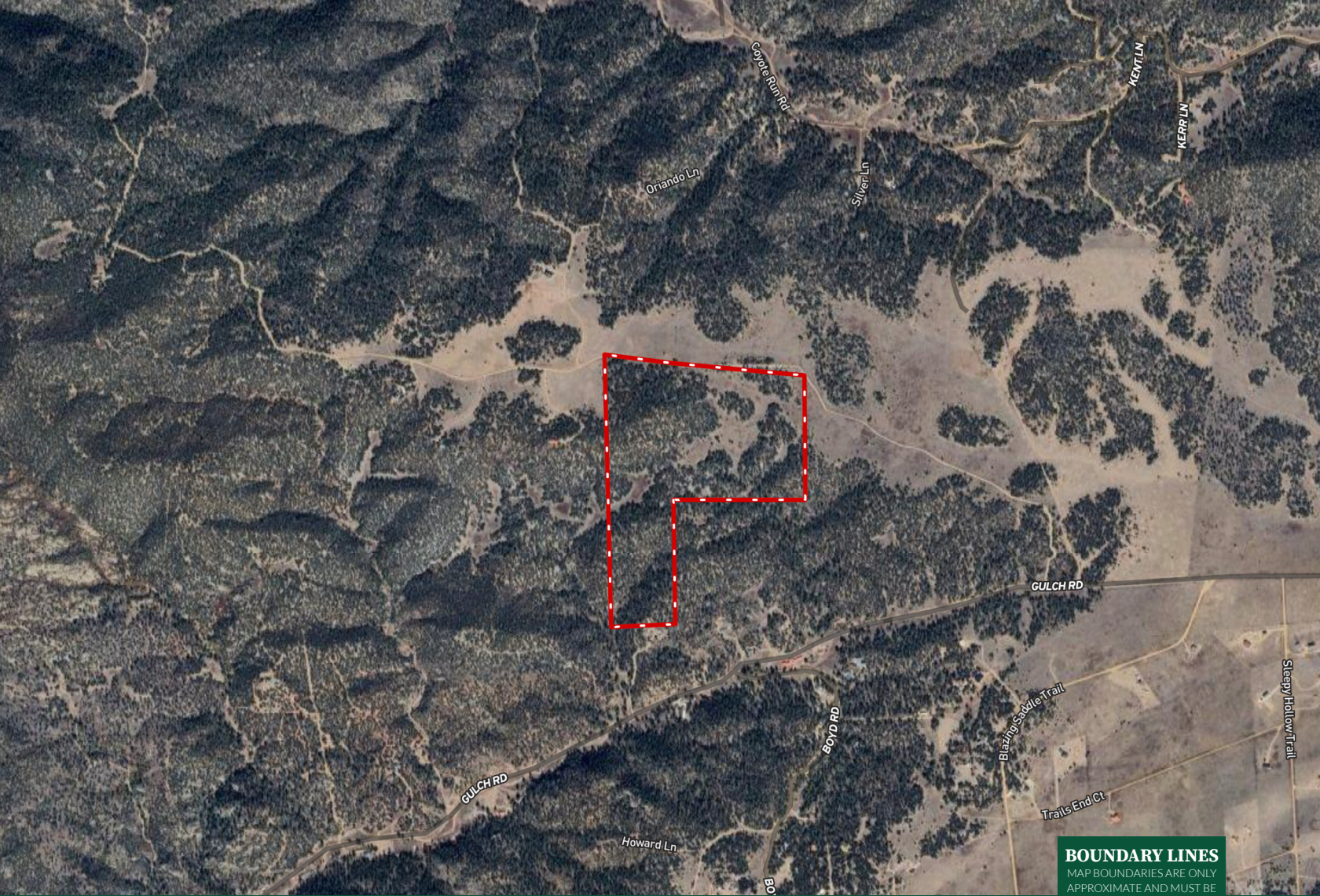
## Region & Climate

Cotopaxi, CO has a semi-arid climate. Summers are usually warm and dry with temperatures that range from the high 60s to mid 80s. Winters are usually mild, but can be cold with temperatures ranging from the 30s to mid 40s. Snowfall is rare, but possible during winter months. Overall, Cotopaxi is known for its pleasant weather year-round with sunny skies most days and low humidity levels.

- July is the hottest month for Cotopaxi with an average high temperature of 80.1°, which ranks it as cooler than most places in Colorado. In Cotopaxi, there are 4 comfortable months with high temperatures in the range of 70-85°. The most pleasant months of the year for Cotopaxi are August, July and June.
- In Cotopaxi, there are 0.9 days annually when the high temperature is over 90°, which is cooler than most places in Colorado.
- January has the coldest nighttime temperatures for Cotopaxi with an average of 7.2°. This is colder than most places in Colorado.
- In Cotopaxi, there are 206.8 days annually when the nighttime low temperature falls below freezing, which is colder than most places in Colorado.
- In Cotopaxi, there are 20.0 days annually when the nighttime low temperature falls below zero°, which is colder than most places in Colorado.
- Humidity is low in Cotopaxi, and some people might find the dryness to be uncomfortable. Days with noticeable humidity are rare throughout the year. A very dry climate can lead to cracked, itchy skin and dry eyes.
- August is the wettest month in Cotopaxi with 2.1 inches of rain, and the driest month is February with 0.4 inches. The wettest season is Autumn with 40% of yearly precipitation and 11% occurs in Spring, which is the driest season. The annual rainfall of 12.5 inches in Cotopaxi means that it is drier than most places in Colorado.
- August is the rainiest month in Cotopaxi with 12.2 days of rain, and January is the driest month with only 3.9 rainy days. There are 76.6 rainy days annually in Cotopaxi, which is less rainy than most places in Colorado. The rainiest season is Autumn when it rains 39% of the time and the driest is Spring with only a 16% chance of a rainy day.
- An annual snowfall of 64.9 inches in Cotopaxi means that it is about average compared to other places in Colorado. March is the snowiest month in Cotopaxi with 13.2 inches of snow, and 8 months of the year have significant snowfall.

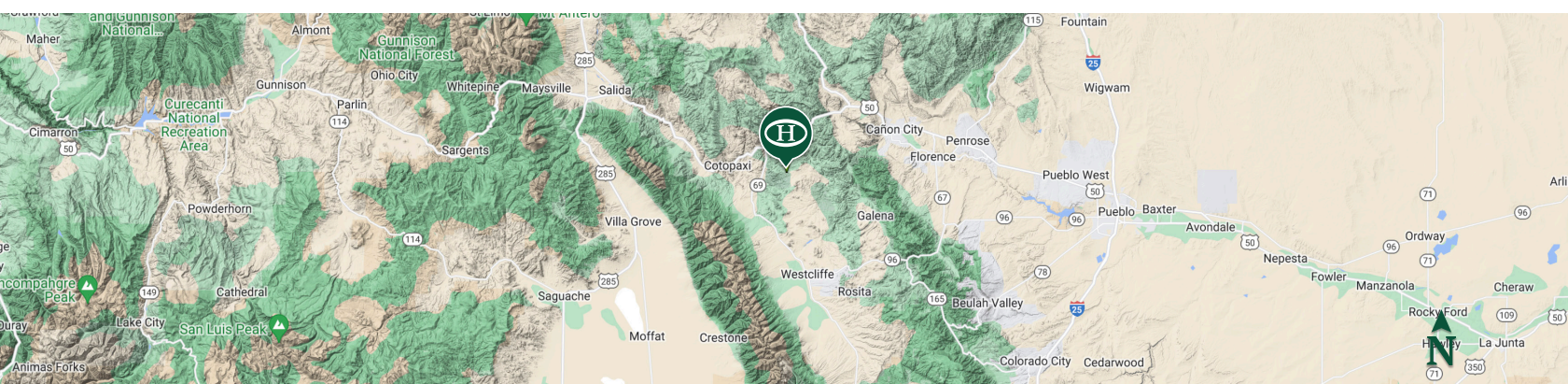
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**BOUNDARY LINES**  
 MAP BOUNDARIES ARE ONLY  
 APPROXIMATE AND MUST BE  
 VERIFIED FOR ACCURACY.

 Boundary



## Twila Geroux

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