

# Amos Ranch

120.00 Acres

Custer County, CO

\$1,182,500



## Activities & Amenities

ATV/Off Road  
Cycling/Mountain Biking  
Farm/Crops/Ag  
House/Cabin  
Hunting - Small Game  
Income Producing  
Cattle/Ranch  
Equestrian/Horse Property  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Turkey  
Outbuilding/Barn/Shed/Shop

## Land Details

Address: 120 Co Rd 118, Westcliffe,  
Colorado 81252, USA

Closest Town: Westcliffe

Total Acres: 120.00

Deeded Acres: 120.00

Zoning: Residential

Elevation: 7888

Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1

Finished Sq. Ft.: 1250

Bedrooms: 3

Full Bathrooms: 2

Parking Types: Detached Garage

Heating Systems: Radiant



## About This Property

This stunning 120-acre property on the west side of the Wet Mountain Valley offers breathtaking views, and a cozy 3 bedroom, 2 bathroom home. The property features a solar system, in-floor heat, a wood stove, and a well-built barn. An adjacent 80-acre property is also available for purchase. Don't miss out - contact Twila to schedule a visit!





## Land

Experience the beauty and serenity of the Wet Mountain Valley with this stunning 120-acre property. Nestled on the west side of the valley, this property offers amazing breathtaking views that can only be found in the Wet Mountain Valley.

## Improvements

This property also includes a cozy and modern 3 bedroom, 2 bathroom, 1,250 square foot home with a 432 square foot, covered deck, and a 1,008 square foot attached 2+ car garage with a 1/4 bathroom. The entire home and garage feature in-floor heat and a wood stove for additional warmth.

The kitchen is perfect for country life with a gas stove/oven, Meganite countertops, custom Wormy Red Oak cabinetry, blue-stain trim, and Cherry Wood T&G ceilings. The main living area features Aspen walls, log accents, and a Douglas Fir staircase, creating a warm and inviting atmosphere.

The solar system consists of 3 Lithium panels (300AH & 48V) Panels – 1440 watts, and a 4.4 Kw Inverter for efficient and eco-friendly energy usage.

The 40 acres are divided into 4 paddocks and are perimeter fenced. A well-built 36'X48' barn stands on the property, providing a perfect space for 4 stalls and storage for approximately 900 small sq. bales of hay. 43 acres being hay ground, and is also perimeter fenced. This property is sub-irrigated and produces about one ton of hay per acre.

Don't miss your chance to own this stunning property and start living your dream in the Wet Mountain Valley. Contact us today to schedule a visit!





## 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.

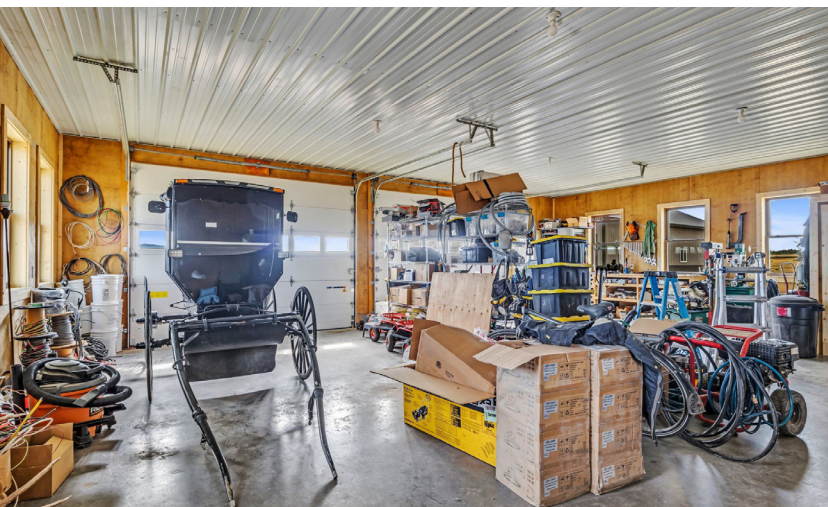




## Weather Highlights

- **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

*\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*



## Hayden Outdoors

# Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

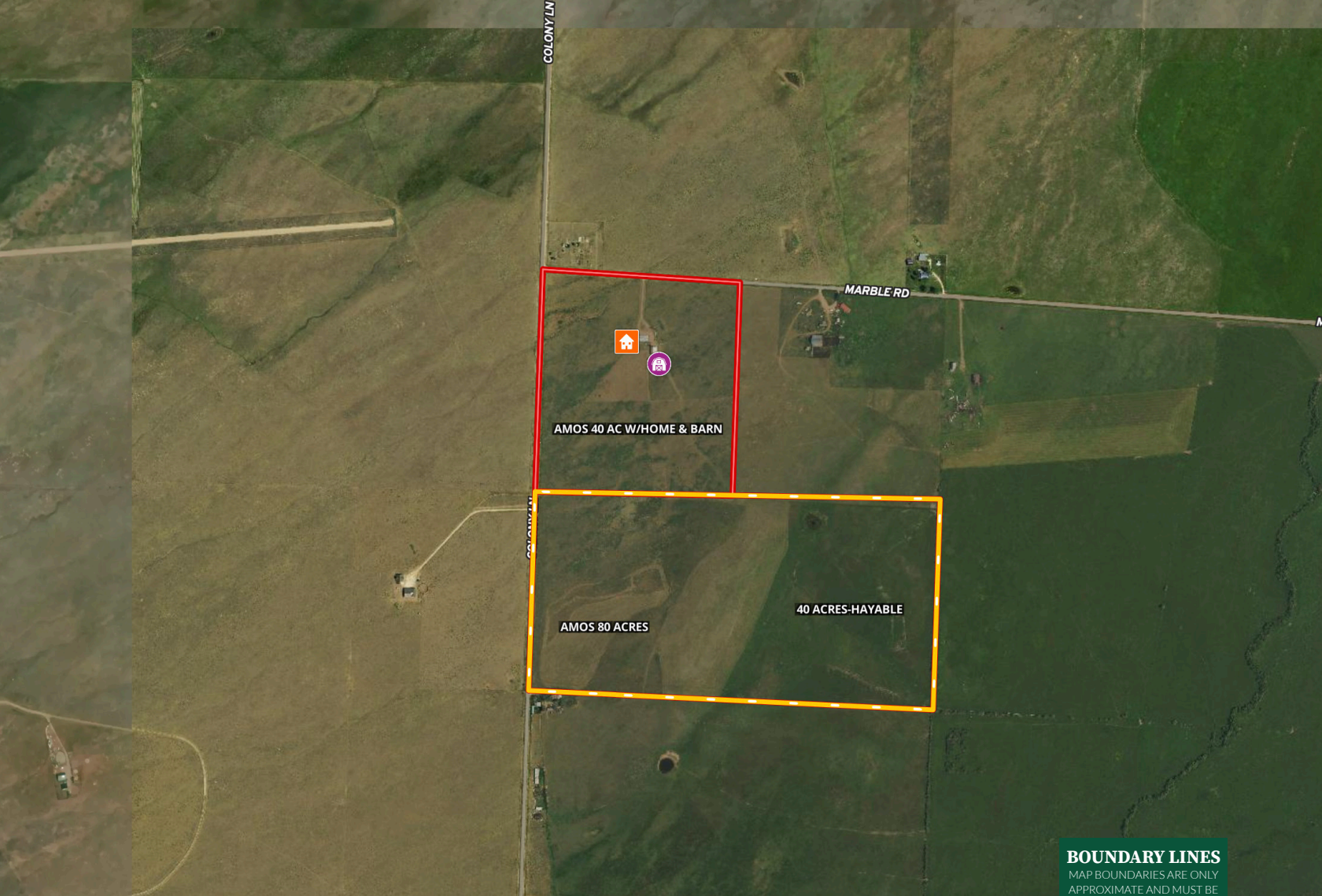


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

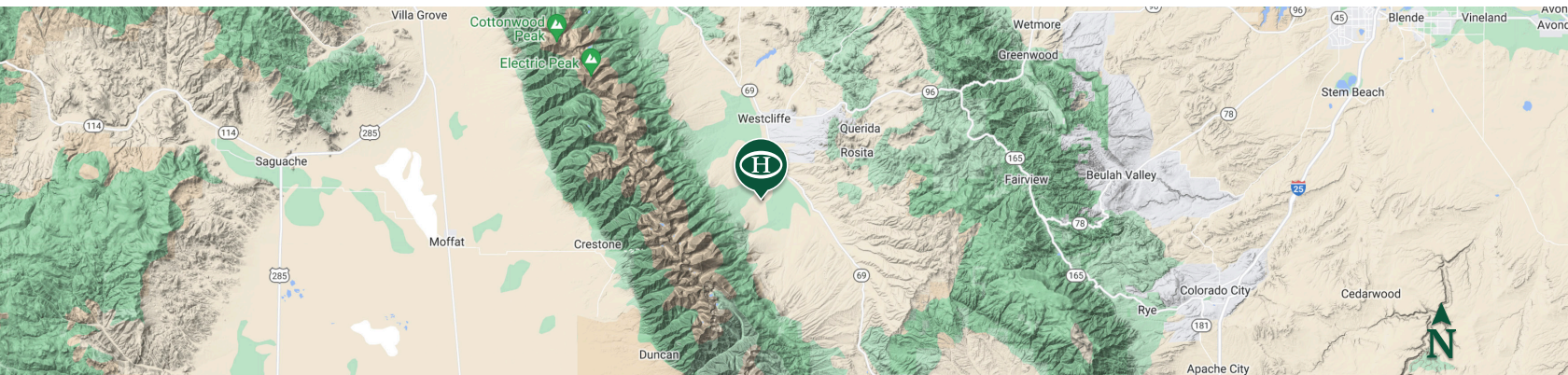
Scan to see more  
testimonials





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

Boundary House Barn



## Twila Geroux

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