

# Locked & Loaded

35.50 Acres | Custer County, CO | \$124,750



HAYDEN  OUTDOORS.

# Locked & Loaded

TOTAL ACRES:

35.50

PRICE:

\$124,750

COUNTY:

Custer County

CLOSEST TOWN:

Westcliffe, CO

## Activities & Amenities:

ATV/Off Road  
Cycling/Mountain Biking  
Hiking/Climbing  
Hunting - Big Game  
Off Grid Power  
Skiing/Snowmobiling/Snow Sports  
Cattle/Ranch  
Equestrian/Horse Property  
House/Cabin  
Hunting - Small Game  
Outbuilding/Barn/Shed/Shop

## Land Details:

Address: 5330 Electric Ave,  
Westcliffe, Colorado 81252, USA  
Closest Town: Westcliffe  
Total Acres: 35.50  
Deeded Acres: 35.50  
Leased Acres: 0.00  
Zoning: Residential  
Elevation: 9100  
Estimated Taxes: \$478.1 - 2022  
Source of lot size: Assessor/Tax Data  
HOA Dues: \$100

## Property Summary

Are you looking for a secluded piece of land to call your own? Look no further than this stunning 35.5-acre parcel of vacant land in Centennial Ranch, just a short 20-minute drive southeast of Westcliffe. Well and septic are in and a building permit good until ~March '26 for 2,700 sf home is in place. This property is perfect for those looking to build their dream home or park a camper and enjoy a few weeks of peace and quiet.

## Improvements

The property has already been outfitted with a 5-bedroom septic system and a good-producing domestic use well, making it even easier for you to make it your own. The driveway has been installed, and the building pad is ready for construction. With plenty of space and possibilities, this lot is the perfect canvas to let your imagination run free.

In addition to all the amenities already in place, this lot also offers stunning mountain views of the Sangre De Cristo range, which has some of the best sunsets around. Westcliffe is also a Dark Sky Community, providing ample opportunity for stargazing on clear nights. A variety of wildlife pass through this property, elk, deer, & pronghorn to name a few, and hunting is acceptable with the required licensing.

Beyond the property itself, the surrounding area also provides ample opportunities for outdoor recreation. The Sangre de Cristo mountain range is home to 52 high-country lakes, most of which are heavily populated with trout. The Rainbow Trail, a 126-mile trail that spans from New Mexico to Salida, Colorado, is also nearby, making it the perfect place for hiking and trail riding.

Opportunities like this don't come around often, so don't hesitate to make this stunning piece of land your own. Come see it for yourself and experience the peace and seclusion of high-mountain living today!





### **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.

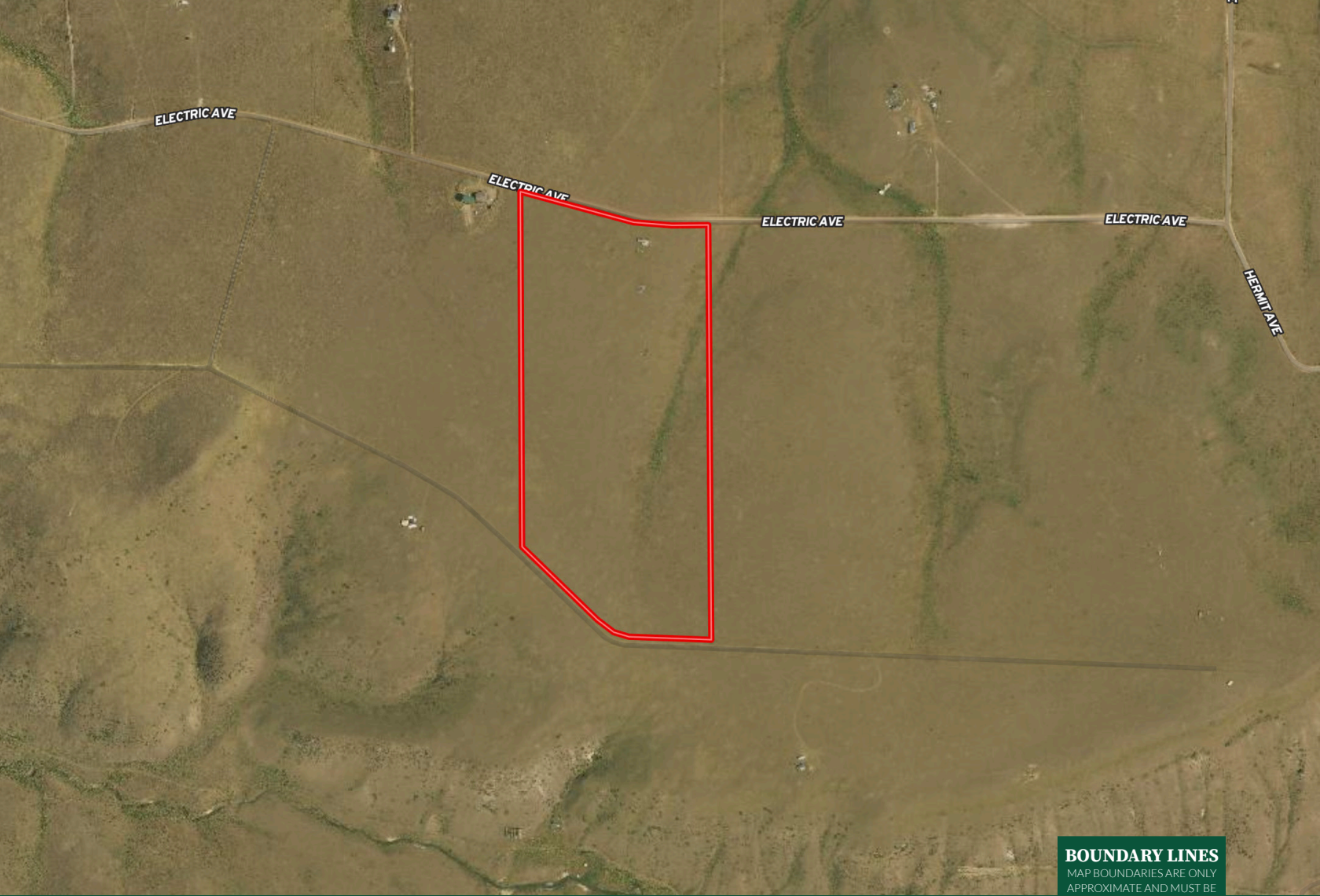
Westcliffe/Silver Cliff gets some kind of precipitation, on average, 83 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted, you have to get at least .01 inches on the ground to measure.

### **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

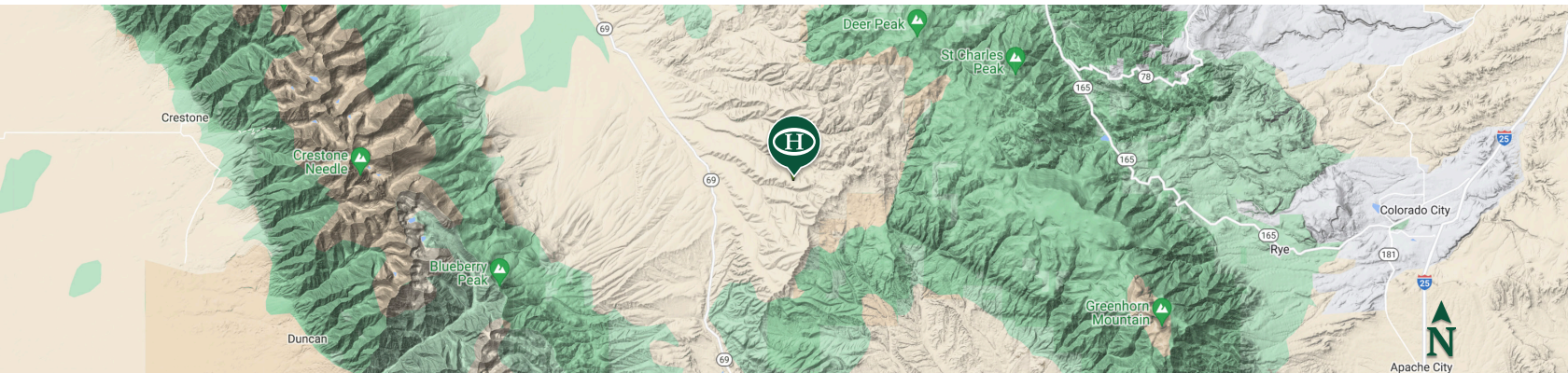
*\*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items 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.*








 Boundary

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



## Twila Geroux

-  Broker Associate, Licensed in CO
-  Twila@HaydenOutdoors.com
-  719.371.4344

  
**HAYDEN  
 OUTDOORS.**  
**REAL ESTATE**

