

Navajo Land

6.10 Acres | Custer County, CO | \$71,500



HAYDEN  OUTDOORS.

Navajo Land

TOTAL ACRES:

6.10

PRICE:

\$71,500

COUNTY:

Custer County

CLOSEST TOWN:

Canon City, CO

Activities & Amenities:

ATV/Off Road
Cycling/Mountain Biking
Boating/Sailing/Rafting
Wooded

Land Details:

Address: 815 Navajo Dr, Canon City, Colorado 81212, USA
Closest Town: Salida
Total Acres: 6.10
Deeded Acres: 6.10
Leased Acres: 0.00
Zoning: Residential
Elevation: 8000
Source of lot size: Assessor/Tax Data

Property Summary

Escape to your own private mountain retreat with this beautiful 6-acre property located just 30 minutes southwest of Canon City, Colorado. With close proximity to over 8,000 acres of BLM public lands, this lot offers endless opportunities for outdoor activities like hiking, camping, fishing, and more.

Land

Without any covenants or HOA, you will have the freedom to build your dream cabin or home without any restrictions. Featuring incredible expansive views of the Sangre De Cristo Mountains, the forested lot has a clear cut area that is perfect for building.

Additionally, a nice livable 5th wheel camper is included on the property, along with a shower house. While there is currently no electricity on the lot, it offers the perfect opportunity for solar installation with its fantastic Southwesterly views.

Located just a 1.5 hour drive from Colorado Springs and 2.5 hours from Denver, this property provides year-round access and easy access to all the essential amenities. So don't miss out on this rare opportunity to own a piece of Colorado mountain paradise.





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.

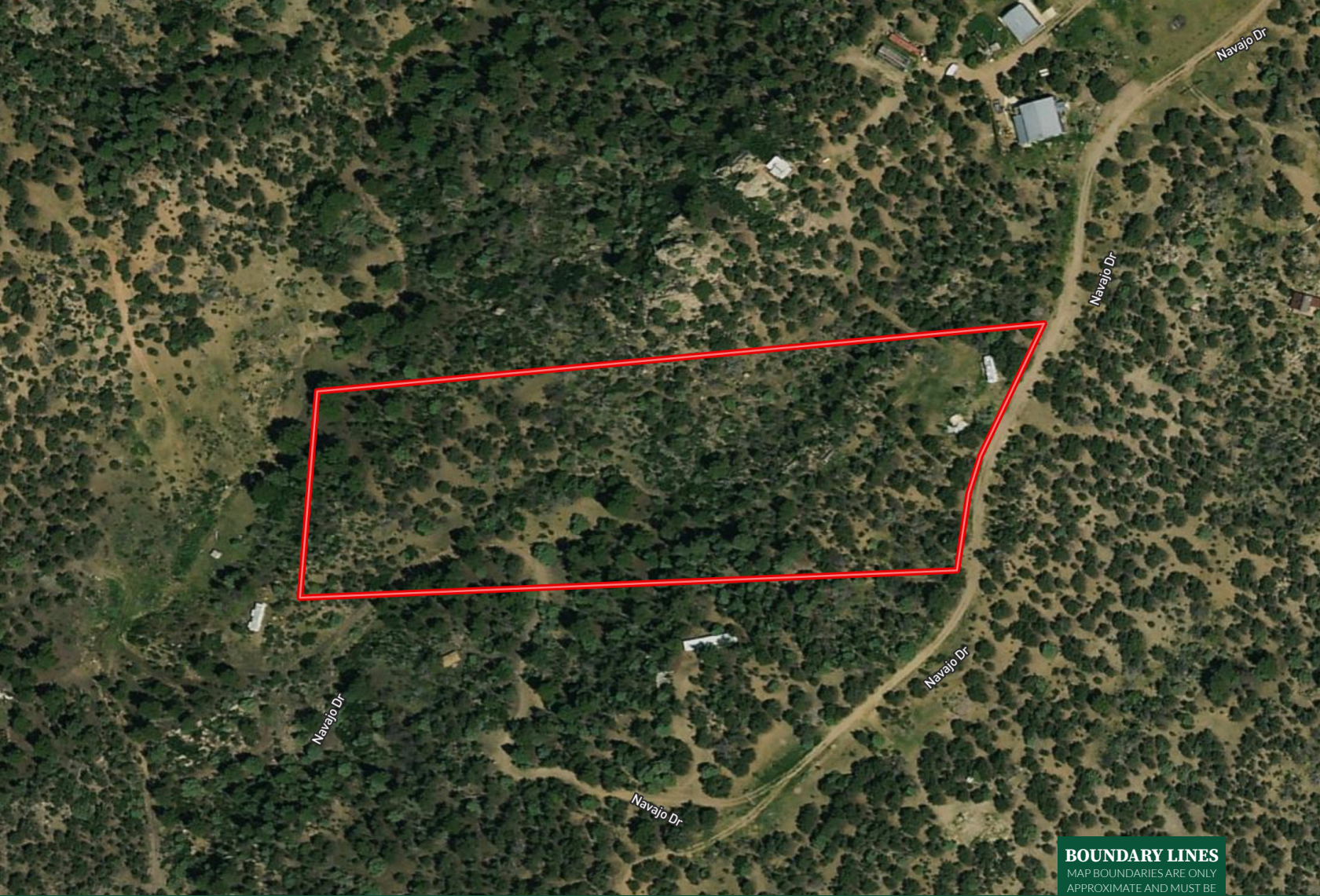
Westcliffe/Silver Cliff gets some kind of precipitation, on average, 83 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted, you have to get at least .01 inches on the ground to measure.

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

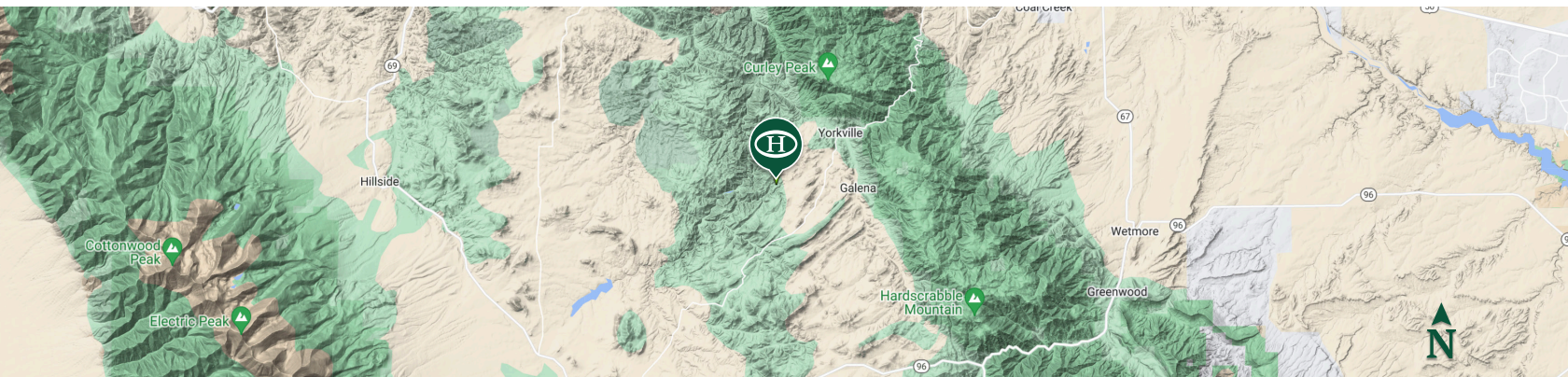
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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



Twila Geroux

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



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