

# Unlimited Views

36.01 Acres | Custer County, CO | \$97,000



HAYDEN  OUTDOORS.

# Unlimited Views

TOTAL ACRES:

36.01

PRICE:

\$97,000

COUNTY:

Custer County

CLOSEST TOWN:

Westcliffe, CO

## Activities & Amenities:

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

## Land Details:

Address: 1570 Cty Rd 305,  
Westcliffe, Colorado 81252, USA  
Closest Town: Westcliffe  
Total Acres: 36.01  
Deeded Acres: 36.01  
Leased Acres: 0.00  
Zoning: Residential  
Topography: flat  
Estimated Taxes: \$485 - 2022  
Source of lot size: Assessor/Tax Data  
HOA Dues: \$100

## Property Summary

This picturesque piece of real estate consists of 36.01 acres of grassland and wildflowers, offering a serene and tranquil environment with breathtaking views of the vast horizons and varied weather patterns across the mountain range. This will make a great horse property. Power is in the road!

## Land

The property is eligible for domestic water well through the state of Colorado and has electricity at the road, while the option of utilizing solar and wind power as an energy source is also available. Located in the Centennial Ranch area of Custer County, this property offers the chance to be part of a small community, with only a few full-time residents in the area. The land boasts dark night skies perfect for stargazing and an abundance of wildlife, making it an ideal spot for nature enthusiasts. Twenty minutes from the property are the charming towns of Westcliffe and Silver Cliff, nestled in the Wet Mountain Valley of Custer County



### **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.

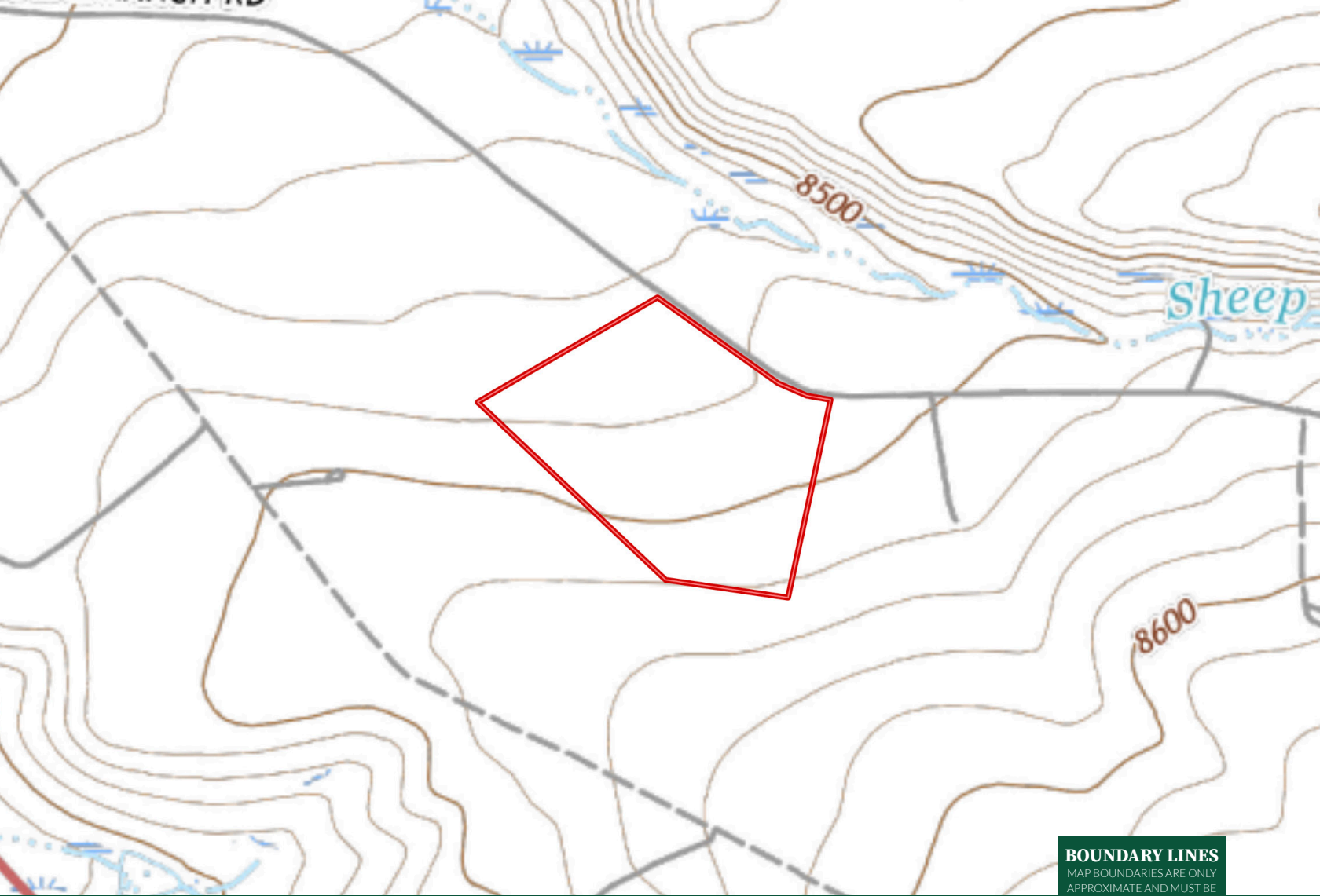
Westcliffe/Silver Cliff gets some kind of precipitation, on average, 83 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted, you have to get at least .01 inches on the ground to measure.

### **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

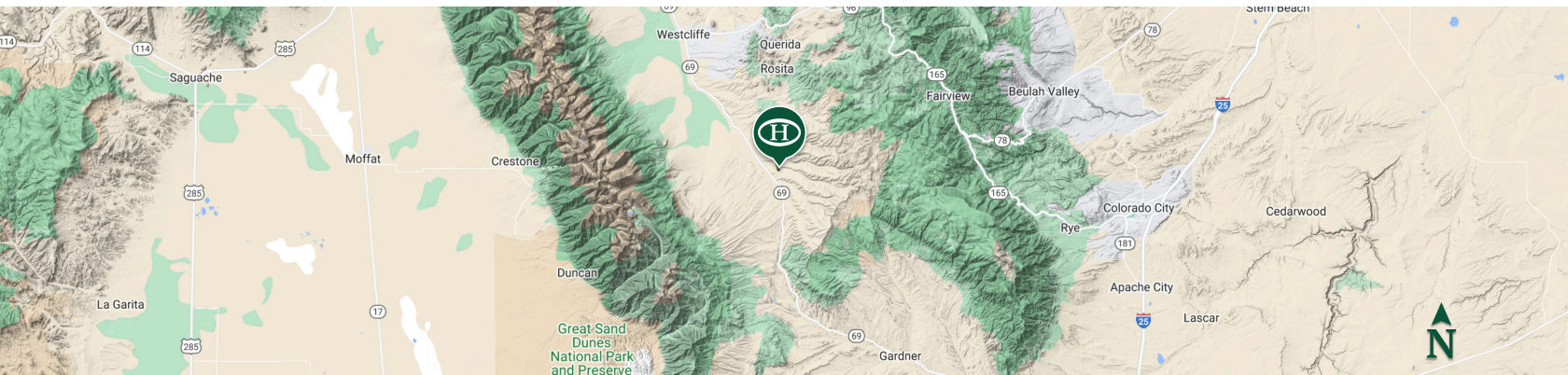
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**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary



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