

Triple G Ranch

5.81 Acres

Custer County, CO

\$899,000



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Activities & Amenities

ATV/Off Road
Skiing/Snowmobiling/Snow Sports
House/Cabin
Wooded

Land Details

Address: 530 Red Feather Rd ,
Cotopaxi , Colorado 81223, USA
Closest Town: Westcliffe
Total Acres: 5.81
Deeded Acres: 5.81
Leased Acres: 0.00
Zoning: Residential
Elevation: 8800
Estimated Taxes: \$568 - 2022
Source of lot size: Assessor/Tax Data
HOA Dues: \$367

Building Details

Homes: 1
Style of Home(s): 3 Story Ranch House
Bedrooms: 5
Full Bathrooms: 3
Basement: Full finished
Parking Types: Detached Garage
Outbuildings: 3
Types of Outbuildings: Shed,
Shed, Horse Barn
Other Improvements: Fenced Pasture
Heating Systems: Forced Air



About This Property

Introducing a one-of-a-kind real estate opportunity for horse enthusiasts, recreational lovers, and event planners! This luxurious and fully furnished home is an entertainer's dream and comes complete with horse supplies and ranch equipment that are all negotiable.





Land

Nestled on a hilltop, this stunning mountain home spans 6 acres and offers breathtaking views of the Sangre de Cristo Range. With a total livable space of 2600 sq. ft., this property boasts a main house spread across three levels. Inside, you'll find 3 bedrooms, 2 bathrooms, and a beautifully decorated interior with an exquisite cathedral ceiling adorned with beetle-kill tongue and groove panels. The main house also features a deck off the kitchen, perfect for enjoying your morning coffee, and a large stamped concrete patio facing west, ideal for sunset gatherings.

But that's not all! The property also includes a bunkhouse above the oversized 3-car garage. The bunkhouse offers 2 bedrooms, including bunk beds that can sleep up to 8 people, a full bathroom, and a convenient kitchenette. It's the perfect space for accommodating overnight guests or for hosting a retreat.

Improvements

For horse enthusiasts, this property is a dream come true. A short distance from the main and bunk houses, you'll find an oversized metal barn. It spans an impressive 1850 square feet and features 4 interior stalls, each with its own separate outdoor pen. The barn also offers ample space for storing hay, equipment, and tackling any future projects you might have.

Agriculture

What makes this property truly unique is its well, which provides more than enough water. With a permitted augmentation certificate allowing for a maximum of four horses, you'll have plenty of opportunities to enjoy equestrian activities. Plus, BLM access is only minutes away, ensuring endless trails and adventures.





In addition to all these fantastic features, a subdivision fire station is nearing completion nearby, further adding to the safety and convenience of this remarkable property.

Don't miss out on this rare opportunity to own a grand mountain home with endless possibilities for horses, recreation, and events. Contact us today to schedule a viewing and explore the potential of this exceptional property.

Region & Climate

- **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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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

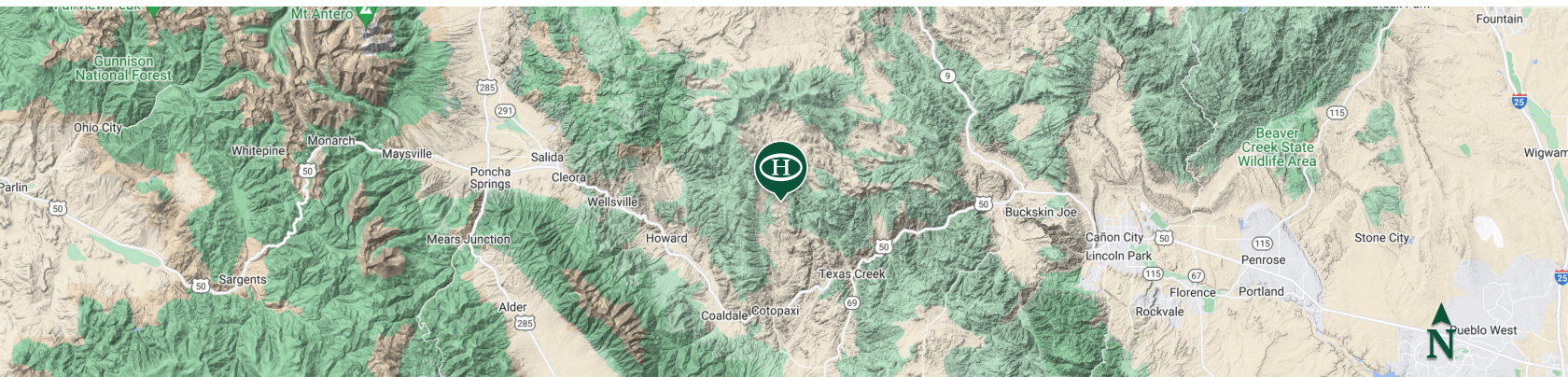
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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary



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