

South of Rosita Lot 123

5.90 Acres

Custer County, CO

\$48,900



HAYDEN  OUTDOORS®

South of Rosita Lot 123

TOTAL ACRES:

5.90

PRICE:

\$48,900

COUNTY:

Custer County

CLOSEST TOWN:

Westcliffe, CO

Activities & Amenities:

ATV/Off Road
Cycling/Mountain Biking
Equestrian/Horse Property
Hunting - Big Game
Hunting - Small Game
State Hunting Unit: 84

Land Details:

Address: 2123 Music Mountain Dr,
Westcliffe, Colorado 81252, USA
Total Acres: 5.90
Deeded Acres: 5.90
Zoning: Residential
Elevation: 8200
Estimated Taxes: \$490.46 - 2023
Source of lot size: Assessor/Tax Data

Property Summary

NO HOA- Minimal Covenants. This beautiful 5.9 acres of land is in a great location on a county-maintained road with electricity and phone at the lot line.

Land

Adjacent lot available at a combined discount. There are several good building sites with views of the Sangre De Cristo and Wet Mountains. Electric power and phone lines are at the lot line. For the outdoor enthusiast, there are trails for Riding, ATVs, or hiking in the San Isabel National Forest. With 52 high Mountain lakes, fishing, extensive hiking, and horseback trails, and five peaks over 14,000 feet. If you are interested in the stars, Westcliffe is a Dark Skies Community. This is a must-see today!

Region & Climate

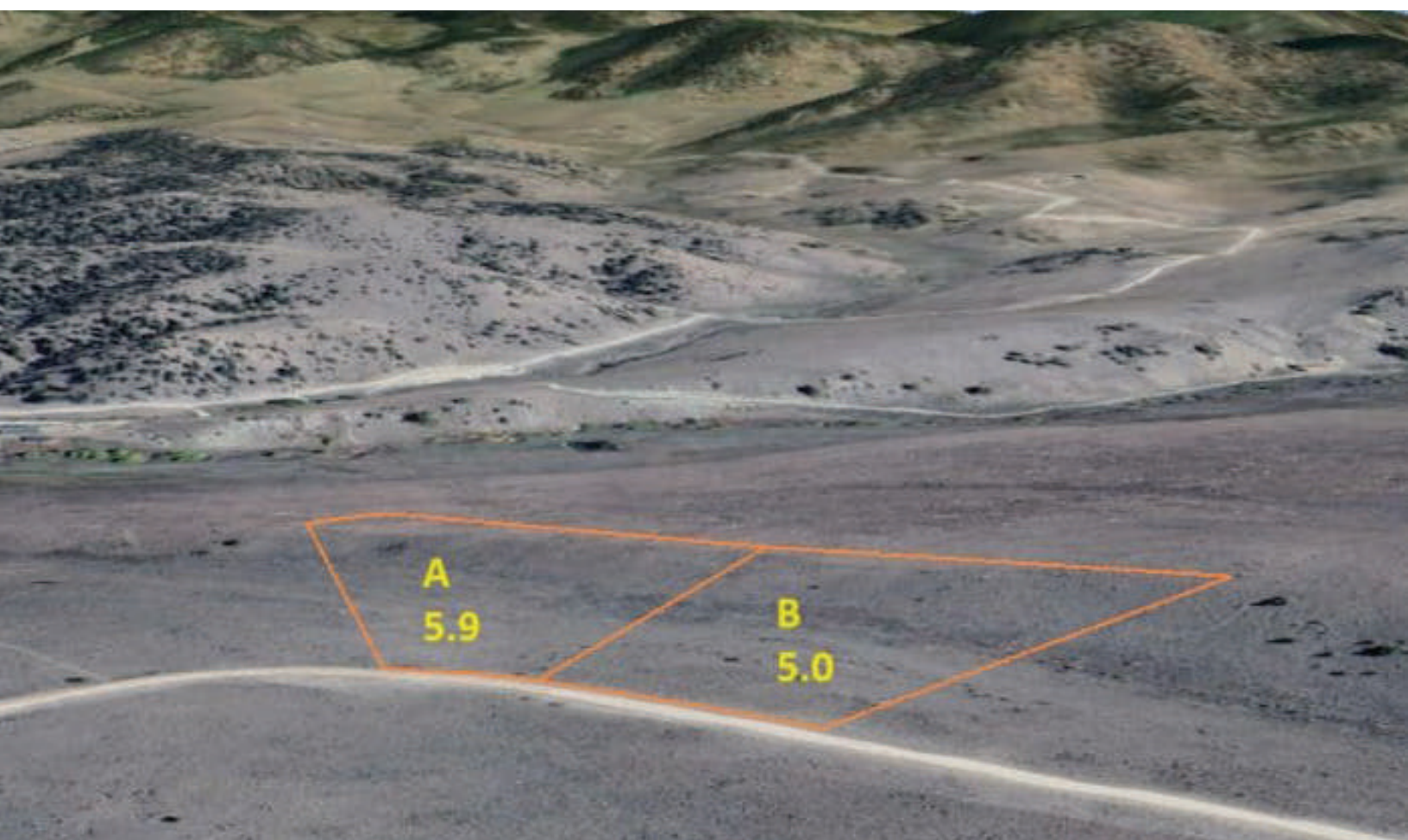
Climate in Westcliffe/Silver Cliff, Colorado

- 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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