

Ute Ranch

40.00 Acres | Custer County, CO | \$495,000



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Activities & Amenities

House/Cabin

Propane

State Hunting Unit: 86

Land Details

Address: 1524 Co Rd 171, Westcliffe,
Colorado 81252, USA

Closest Town: Westcliffe

Total Acres: 40.00

Deeded Acres: 40.00

Zoning: Single Family Residence-Ranch

Vegetation: Native grasses

Estimated Taxes: \$1,239 - 2025

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Style of Home(s): Ranch

Finished Sq. Ft.: 1067

Bedrooms: 2

Full Bathrooms: 1

Basement: None

Parking Types: Attached Garage

Total # of Spaces: 2

Heating Systems: Electric Heaters & Radiant

Foundations: Slab on Grade

Exterior Features:

House has Cement/Hardie board
siding with Shingled roof

Garage has metal siding and metal roof

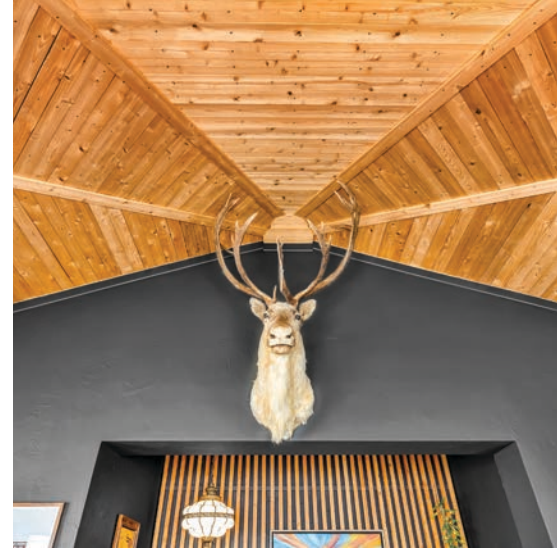
Landscaping w/ firepit



About This Property

Charming 2-bed, 1-bath furnished cottage on 40 acres with breathtaking views of the Sangre de Cristo Mountains, Pikes Peak, Lake DeWeese, and historic Westcliffe. Features include modern rustic finishes, new appliances, washer/dryer, and a 2-car garage. Usable land ideal for horses or recreation. Just 8 minutes to Westcliffe and 1.5 hours to Colorado Springs.





Land

The land itself is a rare find—wide open and usable, with plenty of room for horses, gardens, or additional outbuildings. The property's location on the valley floor ensures unobstructed sightlines in every direction, providing a true sense of space, freedom, and privacy. Whether you're exploring the land on foot, horseback, or ATV, there's plenty of room to enjoy the outdoors without ever leaving home. Power and septic are already in place, and there's potential to expand if needed. The views are a permanent fixture—sunrises, sunsets, and the shifting light on the mountains and lake are all yours to enjoy every day.

Improvements

This charming 2-bedroom, 1-bathroom cottage sits on 40 acres of open valley floor, offering breathtaking views of the surrounding Sangre de Cristo Mountains. From the property, you'll also enjoy clear views of Pikes Peak, the historical town of Westcliffe, and the sparkling waters of Lake DeWeese. The home features modern updates with rustic charm, including herringbone patterned butcher block countertops, new quality cabinetry, a stylish tile backsplash, and all new appliances, including a propane gas range. Durable vinyl flooring runs throughout the home, and a two-car attached garage provides convenient access and storage. The layout is efficient and comfortable, making it ideal for either year-round living or a weekend retreat. Best of all, the stunning panoramic views are included—no extra cost, no compromise.

- Brand new gas tankless hot water heater
- New pressure tank
- Kohler Generator recently serviced
- Septic recently pumped.





Recreation

There are plenty of outdoor recreational activities available in and around Custer County! Lake DeWeese Reservoir, located just 15 minutes from the property, offers fishing opportunities year-round. Visitors can enjoy fishing for trout, small-mouth bass, and tiger muskie during the summer months, and ice fishing during the winter months.

The Sangre de Cristo Mountain Ranch is a great destination for hiking and fishing enthusiasts. With 52 high-country lakes, visitors can spend days exploring the wilderness and fishing for a variety of fish species. This is a great opportunity for nature lovers to observe wildlife and take in breathtaking mountain views.

For those who prefer to explore the outdoors on foot, the Rainbow Trail offers 126 miles of wilderness adventure. Visitors can hike through the beautiful mountains and possibly even see some of the local wildlife. The trail is also open to horseback riders and smaller ATVs, making it accessible for a variety of outdoor enthusiasts.

Overall, there are plenty of opportunities for outdoor recreation in and around Custer County, making this property an attractive location for those who enjoy spending time in nature.





Region & Climate

Westcliffe and Silver Cliff Weather

- 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

Location

Located just 8 minutes from the town of Westcliffe and only 1.5 hours from Colorado Springs, this property offers the perfect blend of peaceful seclusion and convenient access. Westcliffe provides essential services, shopping, dining, and a growing arts and music community. For larger needs, Colorado Springs offers an easy drive for access to major amenities and an airport. Whether you're seeking a full-time home, a vacation retreat, or an investment opportunity, this property delivers comfort, space, and some of the most spectacular views in the region.

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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 regard 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.

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"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

BOUNDARY LINES

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



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