

# Milky Way Mesa

6.24 Acres | Custer County, CO | \$99,900



HAYDEN  OUTDOORS.



# Milky Way Mesa

TOTAL ACRES:

6.24

PRICE:

\$99,900

COUNTY:

Custer County

CLOSEST TOWN:

Westcliffe, CO

## Activities & Amenities:

ATV/Off Road  
Cycling/Mountain Biking  
State Hunting Unit: 84

## Land Details:

**Address:** 142 Atlasta Drive ,  
Westcliffe, Colorado 81252, USA  
**Closest Town:** Silver Cliff & Westcliffe  
**Total Acres:** 6.24  
**Deeded Acres:** 6.24  
**Zoning:** Rural residential  
**Topography:** Flat  
**Estimated Taxes:** \$658 - 2024  
**Source of lot size:** Assessor/Tax Data

## Property Summary

Discover 6.24 acres of pure Colorado beauty in rural Custer County with no HOA restrictions. This ready-to-build lot features a new 4-bedroom septic system and a 400' well drilled in 2024. Enjoy breathtaking Sangre de Cristo mountain views, abundant wildlife, and Dark Skies for star-filled nights. Perfect for camping, building, or escaping the city. Outdoor adventure awaits—seller financing available!

## Land

- **Prime mountain views:** Soak in panoramic vistas of the Sangre de Cristo Mountains from your own private retreat.
- **Spacious and private:** A rare find in Custer County, this parcel offers generous acreage and ultimate seclusion, just west of the Eagle Springs Ranch gated community.
- **Dark Skies Community:** Marvel at unobstructed views of the Milky Way in a designated dark sky area, perfect for stargazers and serenity seekers.

## Improvements

- **Ready to build or camp:** Equipped with a newly installed 4-bedroom septic system and a 400' well drilled in 2024 by Finney Drilling, producing 5 GPM with a static level of 180'.
- **No HOA restrictions:** Enjoy freedom and flexibility on this expansive 6.24-acre lot with no homeowners association to limit your plans.
- **Utilities in place:** Major infrastructure is already installed, saving you time and investment on essential setup.







## Recreation

- **Adventure all around:** Minutes from world-class hiking in the Sangre de Cristos, fishing on the Arkansas River, and skiing at Monarch Mountain.
- **Wildlife haven:** Located near lands frequented by elk and other Colorado wildlife—ideal for nature lovers and hunters alike.
- **Easy financing:** Seller financing available, making your mountain getaway more accessible than ever.

Don't miss this unique opportunity—schedule your showing today and start planning your escape to the Colorado high country!

## 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

## Location

Nestled in a serene part of the countryside, this property is conveniently situated just 20 minutes away from the charming towns of Westcliffe and Silver Cliff. Here, residents can indulge in fantastic shopping, stock up on groceries, and relish fun dining experiences. Further afield, Florence and Canon City, home of the famous Royal Gorge, can be reached in 45 minutes, while a scenic one-hour drive takes you to Salida, where a plethora of amenities await. For those traveling by air, the property is about 1.5 hours' drive from the Colorado Springs Airport, providing both convenience and accessibility.

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 Boundary

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



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