

Big Valley Ranch

43.98 Acres

Custer County, CO

\$1,200,000



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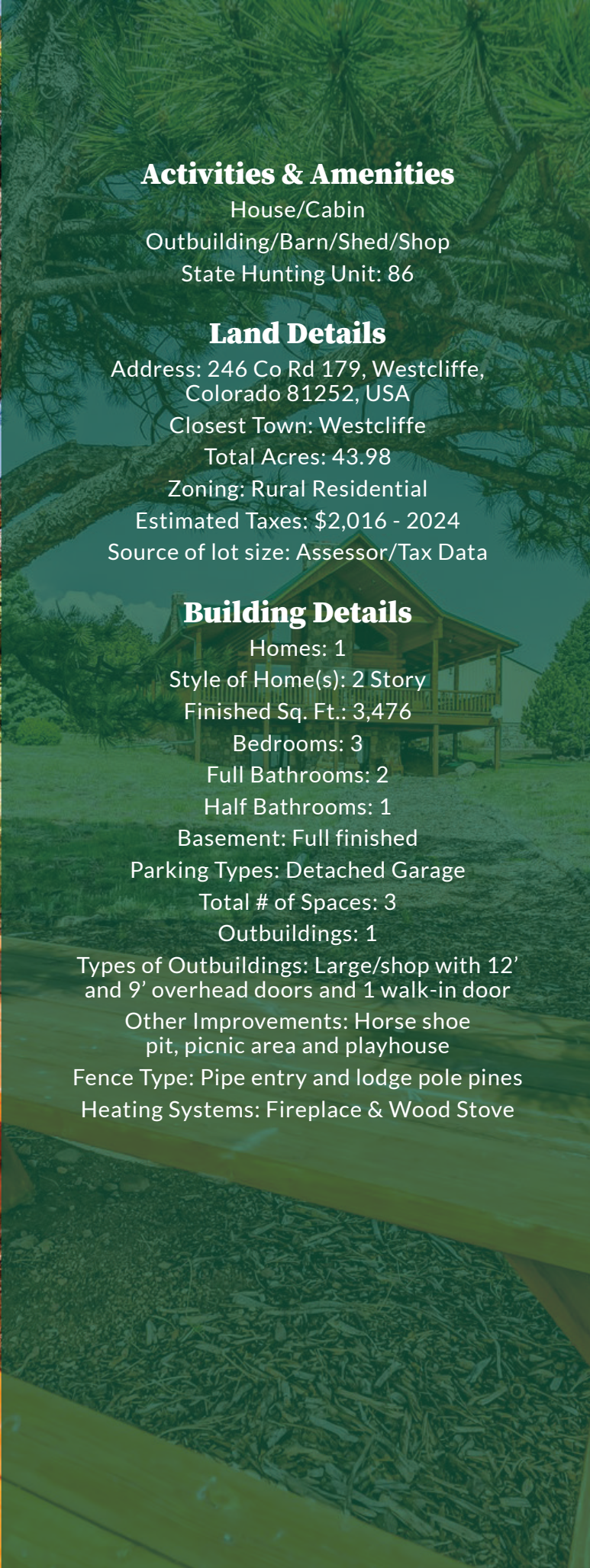
Activities & Amenities

House/Cabin
Outbuilding/Barn/Shed/Shop
State Hunting Unit: 86

Land Details

Address: 246 Co Rd 179, Westcliffe,
Colorado 81252, USA
Closest Town: Westcliffe
Total Acres: 43.98
Zoning: Rural Residential
Estimated Taxes: \$2,016 - 2024
Source of lot size: Assessor/Tax Data

Building Details



Homes: 1
Style of Home(s): 2 Story
Finished Sq. Ft.: 3,476
Bedrooms: 3
Full Bathrooms: 2
Half Bathrooms: 1
Basement: Full finished
Parking Types: Detached Garage
Total # of Spaces: 3
Outbuildings: 1
Types of Outbuildings: Large/shop with 12'
and 9' overhead doors and 1 walk-in door
Other Improvements: Horse shoe
pit, picnic area and playhouse
Fence Type: Pipe entry and lodge pole pines
Heating Systems: Fireplace & Wood Stove



Property Summary

The most unique feature of this property is its stunning panoramic view—from Pikes Peak to the Spanish Peaks, with the Wet Mountains and Sangre de Cristo range completing the vista. This updated mountain home was remodeled and expanded in 2017. Located near the Rainbow Trail and National Forest, it offers privacy, nature access, and no HOA or covenants—giving you freedom to make it your own.

Land

With 360-degree mountain views, low-maintenance landscaping, and thoughtful upgrades, this home is ideal as a full-time residence or weekend retreat. The property is a combination of mountain hillside and fenced pasture land, surrounded by Blue Spruce, Ponderosa Pine, Aspen, and Scrub Oak. Wildlife visitors include deer, elk, bobcats, antelope, bluebirds, hummingbirds, turkeys, and hawks. Stargazers will love the area's Dark Sky Certification and the stunning view of the full moon rising over town from the south-facing deck.





Improvements

Exterior Features

Surrounded by natural mountain landscaping (low maintenance), the property features mature Blue Spruce and Ponderosa Pine trees. The home is a D-log cabin, which provides a classic log home look without the need for chinking between logs. The covered 1,000 sq. ft. deck (¾ wraparound) includes a custom handmade railing and exterior fireplace—perfect for entertaining. Additional updates include new gutters with snow breaks, and the home exterior was fully re-stained in 2024. Access is secured through solar-powered steel entrance gates with automatic openers, and a gravel driveway provides rustic charm and durability.



Interior Design & Accessibility

The home is handicap accessible on the main level and features rich pine doors, walls, and ceilings throughout. Flooring is Life-Proof, scratch-resistant LVT, selected to match the natural hues of Colorado dirt. Hunter Douglas blinds are installed throughout, with all windows replaced 7 years ago. A custom fireplace with an ash-vault allows ashes to drop below for easy indoor cleanup—no need to go outside. Furnishings are negotiable.

Kitchen & Entertaining Spaces

The well-appointed kitchen includes a 5-burner electric convection stove, composite countertops, and stainless-steel appliances. There's a dedicated beverage room for entertaining and a nearby powder room (.5 bath).





Main Level Living

The master suite and laundry room are both located on the main level for convenience. The master bedroom features a custom walk-in closet, while the bathroom includes a corner tub with custom rockwork for a spa-like retreat. Plus, huge walk-in shower.

Basement Features

The finished basement includes forced air heat, and a wood stove that is able to heat the whole house, great for cozy winters. Additional spaces include a theater room, and two bonus rooms: a food storage pantry and a security room with in-wall combination safe

Upper Level

Upstairs, you'll find a full bathroom, a bunk room with extensive storage, a bedroom with updated lighting, and an office loft space perfect for work or play.

Garage/Shop & Equipment

The property includes a oversized 3-car garage/shop measuring 35' x 40' (1,400 sq. ft.), with 100-amp service, a 50-amp welding outlet, a 12' overhead door, and a 9' overhead door. There's also a 50- and 30-amp RV hookup, RV dump, and additional space for equipment storage. A road grader and skid steer are negotiable.





Recreation

This property is perfectly situated for outdoor enthusiasts, with endless recreational opportunities right outside your door. Surrounded by mountain ranges—many with peaks over 14,000 feet—the area offers world-class hiking and mountain biking on the nearby Rainbow Trail and to destinations like Lake of the Clouds. Off-road adventurers will appreciate the miles of designated 4×4 trails, while anglers can enjoy exceptional trout fishing in mountain lakes, the Arkansas River, and DeWeese Reservoir. The Arkansas River gold mile stretch is 102 miles long, designated in 2014. With national forests embracing the valley on both sides, the possibilities for exploration and adventure are limitless.

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 70 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 from the historic mining and ranching towns of Westcliffe and Silver Cliff, where residents can enjoy fantastic shopping, stock up on groceries, and relish fun dining experiences. The area's cinematic beauty has attracted over 10 movies to be filmed in the valley, using its stunning scenery as a backdrop. The nearby Rainbow Trail stretches over 100 miles, offering exceptional hiking and horseback riding. Further afield, Florence and Canon City—home of the famous Royal Gorge—are just 45 minutes away, and a scenic one-hour drive leads to Salida with its wide range of amenities. For air travelers, the Colorado Springs Airport is about 1.5 hours away, offering both convenience and accessibility.

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- 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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