

# Arapaho Land

5.33 Acres | Custer County, CO | \$61,900



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# Arapaho Land

TOTAL ACRES:

5.33

PRICE:

\$61,900

COUNTY:

Custer County

CLOSEST TOWN:

Westcliffe, CO

## Activities & Amenities:

State Hunting Unit: 84

## Land Details:

Address: 318 Arapaho Circle, Westcliffe, Colorado 81252, USA

Closest Town: Westcliffe/Silver Cliff

Total Acres: 5.33

Deeded Acres: 5.33

Zoning: Res

Elevation: 8550

Topography: Gentle slope

Vegetation: Dryland grasses

Estimated Taxes: \$561.96 - 2024

Source of lot size: Assessor/Tax Data

HOA Dues: \$125

## About This Property

This stunning 5.33-acre parcel offers gentle slopes, making it ideal for building your dream cabin or home. Enjoy breathtaking views of the Sangre de Cristo Mountains and expansive blue Colorado skies. With easy road access, nearby utilities, and close proximity to Westcliffe, this property is perfect for peaceful living or weekend escapes surrounded by nature and outdoor adventure. Located near the end of a cul-de-sac.

## Land

This beautiful 5.33-acre property offers the perfect canvas for your forever home or weekend getaway. With astounding views and a gentle slope, it's ideally suited for building a cabin or full-time residence where you can fully embrace the natural beauty of the Sangre de Cristo Mountains.

This property borders 19+ acres of open land insuring no building on the south end of the property.

With a peaceful mix of open grassy areas, the landscape is both inviting and private. The terrain is mostly level with a gentle slope, making building and development straightforward, especially with easy access from a well-maintained county road.

The property is located near the end of a cul-de-sac and set off the main road, which will surely contribute to the quietness and seclusion of the location.

Multiple potential building sites take advantage of panoramic views to the south and west, capturing the tall, rugged peaks of the Sangre de Cristos under the wide blue Colorado skies. A truly picturesque property that offers serenity, inspiration, and accessibility—all in one.

## Improvements

This parcel provides a great head start for development, with nearby access to essential utilities. Power is available in the area, and wells and septic systems are common in the region for water and wastewater. With easy road access and favorable topography, bringing in utilities should be cost-effective and efficient—allowing you to start your building plans without unnecessary complications.





## Recreation

Outdoor lovers will be in paradise here—this property sits close to countless access points into the mighty Sangre de Cristo Mountain Range. The renowned Rainbow Trail weaves through the mountains, connecting to over 52 trailheads that lead to alpine lakes, meadows, and epic views. Whether it's hiking, backpacking, horseback riding, or simply soaking in the majestic scenery, the recreational opportunities surrounding this property are second to none.

## 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.

## Location

Conveniently located just 20 minutes from the charming mountain town of Westcliffe, CO, this property offers the perfect balance of rural tranquility and small-town amenities. Westcliffe features restaurants, shops, healthcare facilities, and a vibrant local arts and music scene. It's an ideal spot for those who want to enjoy Colorado's natural beauty while still being close to daily conveniences.

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Boundary

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



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