

Irrigated Valley Ranch

93.00 Acres | Custer County, CO | \$1,599,000



HAYDEN  OUTDOORS.

Irrigated Valley Ranch

TOTAL ACRES:

93.00

PRICE:

\$1,599,000

COUNTY:

Custer County

CLOSEST TOWN:

Westcliffe, CO

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Farm/Crops/Ag
House/Cabin
Irrigation
Pond/Lake
State Hunting Unit: 86

Land Details:

Address: 2850 County Road 191,
Westcliffe, Colorado 81252, USA
Closest Town: Westcliffe, CO
Total Acres: 93.00
Deeded Acres: 93.00
Irrigated Acres: 71
Water Rights: Yes
Estimated Taxes: \$178.92 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch - Manufactured
Finished Sq. Ft.: 1902
Bedrooms: 3
Full Bathrooms: 2
Basement: None
Parking Types: Detached Garage
Total # of Spaces: 2
Heating Systems: Forced Air

About This Property

Irrigated Ranch Land with Big Views & Great Hunting

93 acres on the valley floor with 71 acres irrigated for hay. Good water rights. Includes a well-kept home, detached 2-car garage, and patio with fireplace. Ideal for cattle or horses. Located in GMU 86—prime elk, pronghorn, and mule deer hunting. Elk frequent the land for its lush grass and good water. Stunning Sangre de Cristo views, minutes to town, 90 mins to Colorado Springs.

Land

First time on the Market!

Settle into 93 acres of hard-to-find, irrigated land right on the valley floor—wide open, fertile, and full of promise. Out of the total, 71 acres are currently under irrigation and producing quality hay. The property comes with good water rights, which are seasonally dependent on snowfall and spring rains. When the water flows, this ground produces. Rich soil, strong grass, and views that stretch for miles.

Ground like this doesn't come up often—hay-producing acres, seasonal water, Sangre de Cristo views, and room to breathe. Come see what real Colorado living feels like.





Improvements

There's a solid, well-kept 3-bedroom, 2-bathroom, 1902SF manufactured home here that feels just right—clean, cozy, and cared for. Out back, you'll find a welcoming patio and outdoor fireplace—perfect for evenings spent under the stars. A two-car detached garage adds extra room for your gear, tools, or toys. It's simple, practical living done right.

Recreation

If you're after some elbow room and a place to enjoy the outdoors, look no further. This property sits in GMU 86, known for excellent elk, pronghorn, and mule deer hunting. Elk come through regularly, drawn by the lush grass and steady water. Whether you hunt, ride, or roam—this land gives you space to do it all. It's a place where stories are made and passed down.

Agriculture

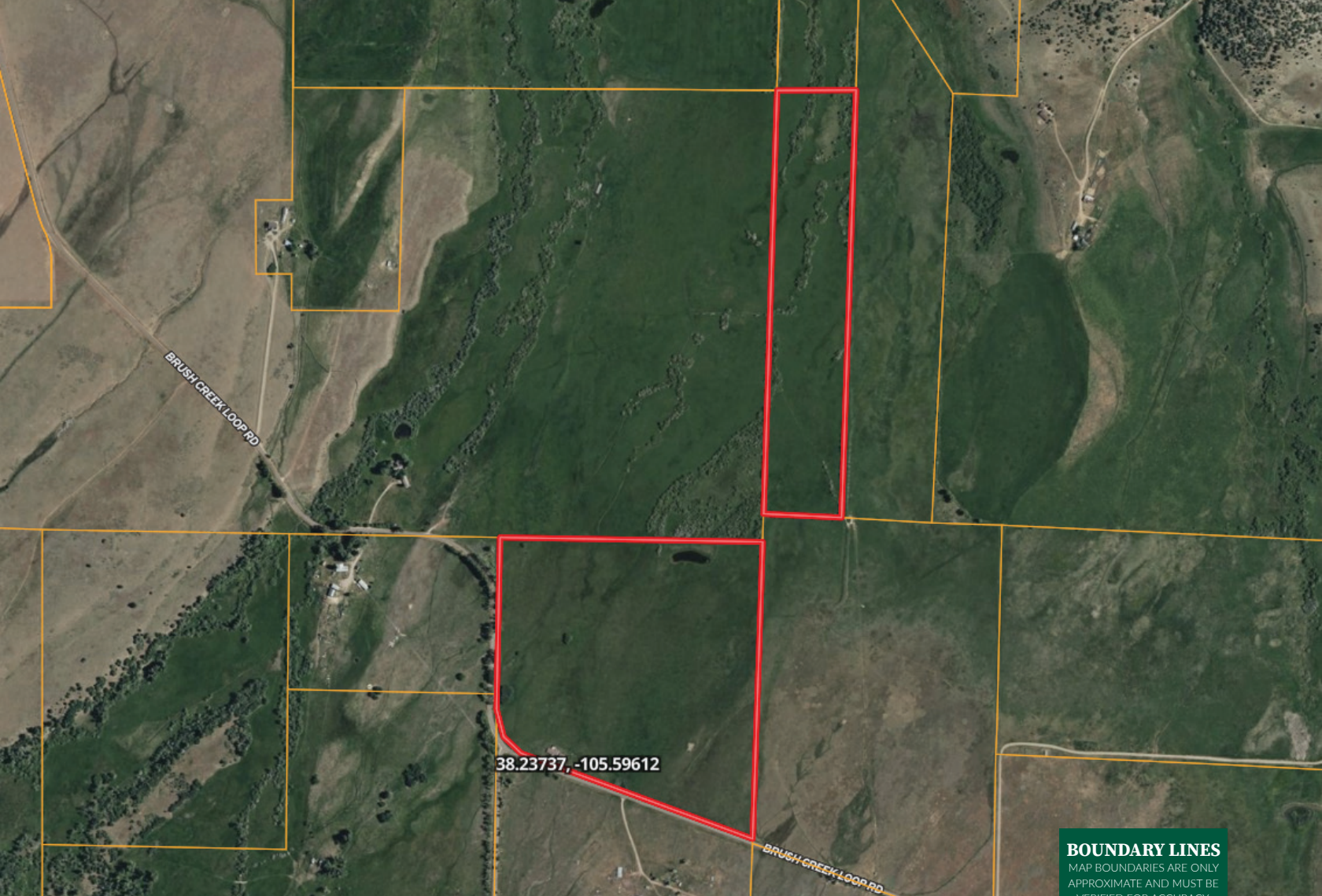
This place is ready for work—whether you want to run a few head of cattle, raise horses, or keep it rolling in hay. With 71 irrigated acres, seasonal water, and plenty of open pasture, it's a turn-key setup for a small ranch or equine outfit. The land's been good to those who've worked it and it's ready for more.

Location

Tucked just minutes from the friendly mountain towns of Westcliffe and Silver Cliff, you're close enough for a grocery run, but far enough to feel free. About 90 minutes to Colorado Springs and just over two hours to Denver International Airport. Whether you're looking to homestead or just escape the noise, this place fits the bill.

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 Boundary

BOUNDARY LINES

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



Twila Geroux

 Broker Associate, Licensed in CO

 Twila@HaydenOutdoors.com

 719.371.4344


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