

Moonshadow Ranch

76.97 Acres | Fremont County, CO | \$1,395,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Borders Public Lands
Cycling/Mountain Biking
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey, & Upland Birds
Lodge/Resort
Outbuilding/Barn/Shed/Shop
Wooded
State Hunting Unit: GMU 58

Land Details

Address: 8617 County Rd. 12,
Cotopaxi, Colorado 81223, USA
Closest Town: Salida
Total Acres: 76.97
Deeded Acres: 76.97
Zoning: Residential/Agricultural
Elevation: 8,400
Topography: Open Meadow,
Gentle to Steep Mountains
Pasture Acres: 10.00
Estimated Taxes: \$4,327.36 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Homes: Custom Built
Style of Home(s): 2 1/2 Story Wood Frame
Finished Sq. Ft.: 4,380
Bedrooms: 3
Full Bathrooms: 3 | Half Bathrooms: 1
Basement: Full finished
Parking Types: Attached Garage & Driveway
Total # of Spaces: 2
Outbuildings: 6
Types of Outbuildings: Barn/Horse, Log
Picnic Pavilion, Childrens Playhouse,
Covered Shooting Range, Storage Shed
(9X10), & Storage Shed (9X10)
Fence Type: Pole and wire fencing
Heating Systems: Boiler-HWBB,
Fireplace, & Radiant



Property Summary

Luxurious 4,380 sq. ft. custom mountain home on 77 acres with 10 acres of pasture, 50 acres of pine forest, and direct BLM access with an included ATV. Features include a lofted master suite, gourmet kitchen, expansive great room, entertainment level with wet bar, and 980 sq. ft. garage. Enjoy a 4-stall barn, picnic pavilion, fire-pit, playhouse, shooting range, and breathtaking Sangre de Cristo views near Royal Gorge and Monarch Mountain.

Land

A Mountain Ranch

77 Acres of Colorado Wilderness, 4,380 Sq. Ft. Luxury Residence, Equestrian Barn, Hobby Ranch & Endless Recreation

LAND – A Private Mountain Paradise

As the solar gate opens and you make your way up the secluded drive, the landscape unfolds in layers of beauty. **Ten acres of open pastureland** create an inviting approach, perfect for horses or grazing animals, before giving way to **manicured, landscaped grounds** around the residence. From there, the property stretches into **50 acres of untouched pine, piñon, and juniper forest**—a sanctuary of fresh mountain air, wildlife, and natural wonder. With all-terrain vehicle (ATV) off road riding for **direct access to BLM land**, your backyard becomes boundless, offering thousands of acres of wilderness to explore.





Improvements

A Residence of Timeless Craft & Comfort

Anchoring the estate is a **4,380 sq. ft. custom mountain home**, thoughtfully designed to bring the outdoors in, while offering warmth, elegance, and space for gathering.

- **The Master Retreat** – occupying the top level, this 900+ sq. ft. lofted suite is a sanctuary unto itself. With vaulted ceilings, a private office nook, a cozy fireplace, and a deck for sunrise views, it's a retreat designed for both inspiration and rest. The spa bath invites you with a jetted tub, granite vanities, and an oversized walk-in shower, while the expansive dressing room ensures every detail is in its place.
- **The Heart of the Home** – the main level opens into an **incredible great room** with cathedral ceilings, exposed beams, and a wood-burning fireplace. The gourmet kitchen is both functional and stylish, with granite counters, custom cabinetry, a center island, and a wrap-around breakfast bar. Dining flows seamlessly to indoor and outdoor living spaces, where views of the Sangre de Cristo Mountains provide a breathtaking backdrop.
- **Entertainment Level** – the walk-out lower level is an entertainer's dream. Here you'll find a rustic wet bar built from logs of an 1871 cabin, spacious areas for game tables or a home theater, and direct access to the recreation grounds. A bonus sleeping room/office, half bath, and oversized garage access add convenience.
- **Outbuildings** – Complementing the home is a suite of outbuildings: a **4-stall, two-story barn** with office, ¾ bathroom, workshop, and upper-level gym and Resting Room great for a caretaker; a **log picnic pavilion** with grill station; a **solar-powered playhouse**; and 2 storage sheds, each thoughtfully placed and crafted to extend the property's function and charm.



Recreation

A Playground for All Ages

This property is not just a home—it's an experience. From morning coffee overlooking the red cliffs to evenings gathered under the stars, every corner invites connection and enjoyment.

- A **stone fire-pit** with handcrafted benches for storytelling nights.
- **Bocce and horseshoe court**, landscaped with care.
- A **hammock deck** and a solar-lit **children's playhouse** for quiet afternoons or playful exploration.
- A **private shooting range** tucked discreetly within the grounds.
- A **log pavilion and picnic meadow** with tether-ball, grill station, and ample seating for large gatherings.
- **All-terrain vehicle (ATV)** off road riding to the **BLM access** activities

Whether it's hiking, horseback riding, or simply wandering beneath the pines, the land itself is your year-round playground.



Agriculture

Designed for Horses & Hobby Ranching

For the equestrian or hobby rancher, this estate is ready to serve. The barn's four stalls and concrete center aisle are built with both beauty and durability in mind. Shatter-resistant stall windows provide safety and light, while the heated office and bathroom ensure comfort year-round. The **10-acre pastureland** offers space for turnout and grazing, while the barn workshop makes it simple to maintain your gear and equipment.





Region & Climate

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 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

The Heart of Colorado Adventure

Perfectly positioned between **Cañon City** and **Salida**, the property offers seclusion without sacrificing convenience. Here, the **Royal Gorge Region** beckons with its legendary fly fishing on the Arkansas River, white-water rafting, and rugged hiking and biking trails. Within 30–45 minutes, enjoy farmer's markets, festivals, and family attractions like the Royal Gorge Bridge & Park. In winter, ski enthusiasts are just 75 minutes from **Monarch Mountain Resort**, celebrated for its pristine snow, uncrowded slopes, and family-friendly atmosphere. Wildlife visit the property, which includes turkeys, rabbits, chipmunks, squirrels, deer, the occasional elk, and many mountain birds including colorful hummingbirds. Beautiful aspen groves are also located just a short drive up the hill from the property

This is Colorado at its best—where the rhythm of small-town hospitality meets the grandeur of the Rockies.

More than a home, this is a lifestyle investment. A sanctuary for family gatherings, a retreat for recreation, and a legacy estate to be cherished for generations.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



Hayden Outdoors

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.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

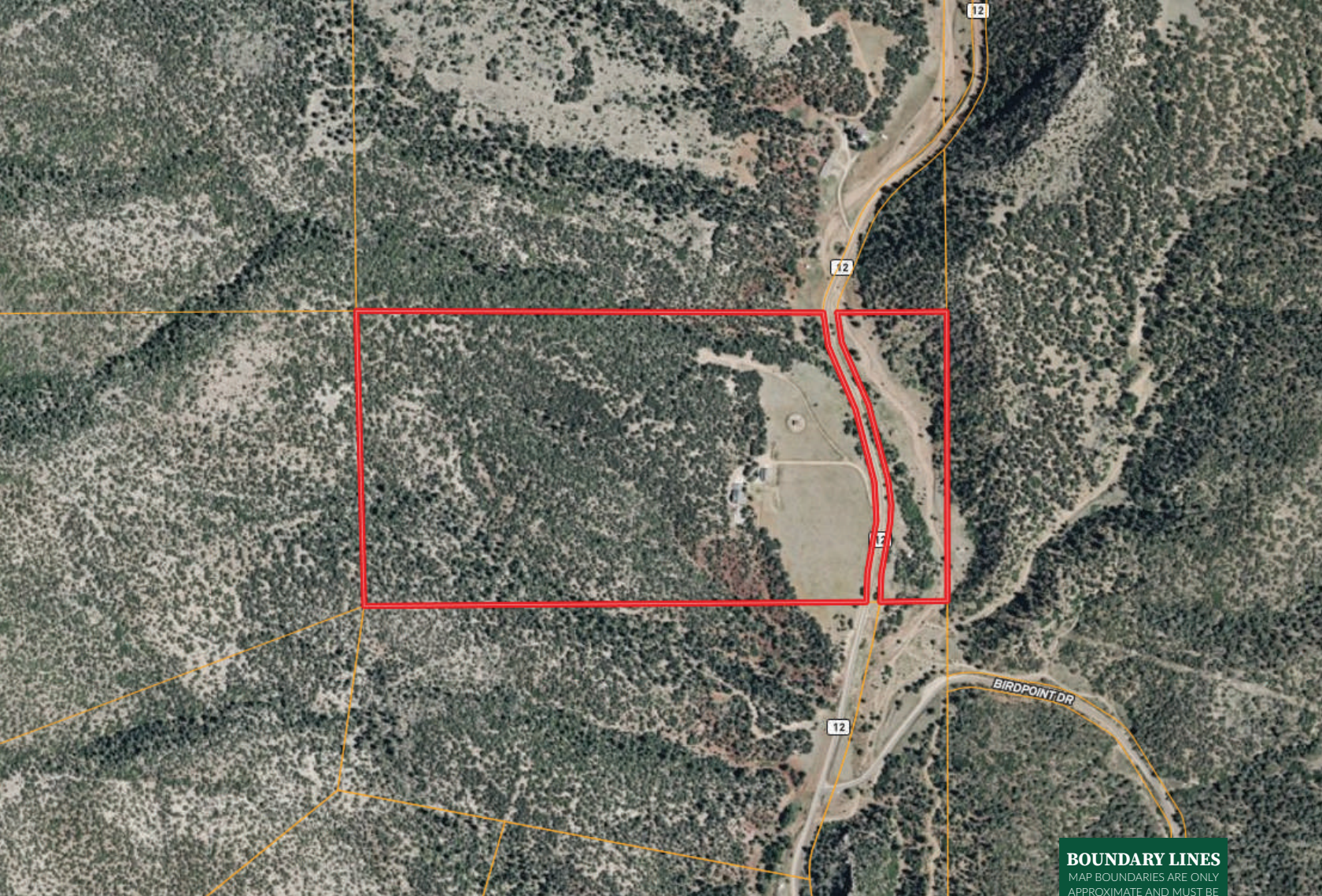


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials

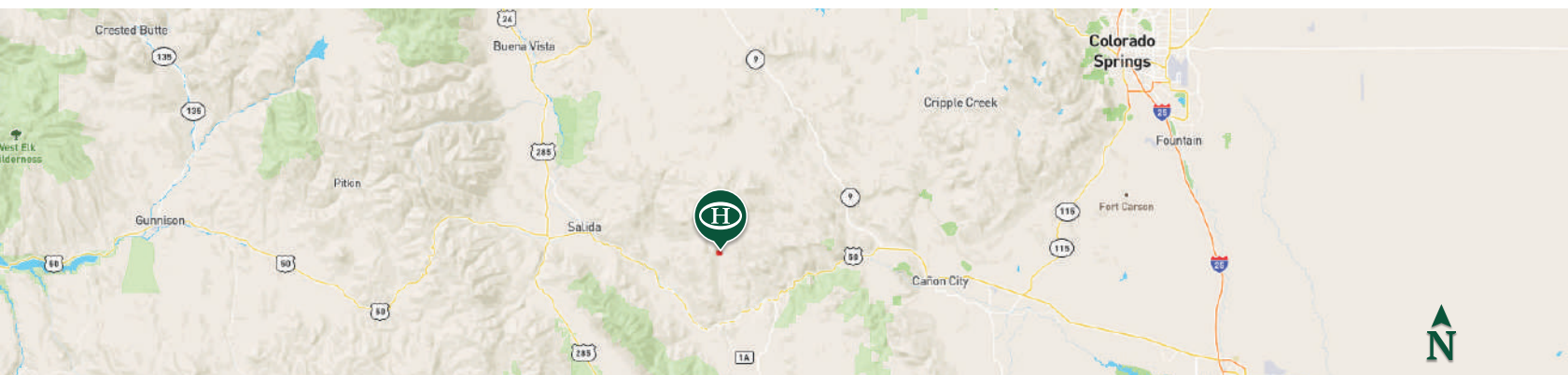




 Boundary

BOUNDARY LINES

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



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