

Spirit Mountain Retreat

35.10 Acres | Las Animas County, CO | \$1,200,000



HAYDEN  OUTDOORS.

Spirit Mountain Retreat

TOTAL ACRES:

35.10

PRICE:

\$1,200,000

COUNTY:

Las Animas County

CLOSEST TOWN:

Aguilar, CO

Presented by



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HAYDEN OUTDOORS.
REAL ESTATE

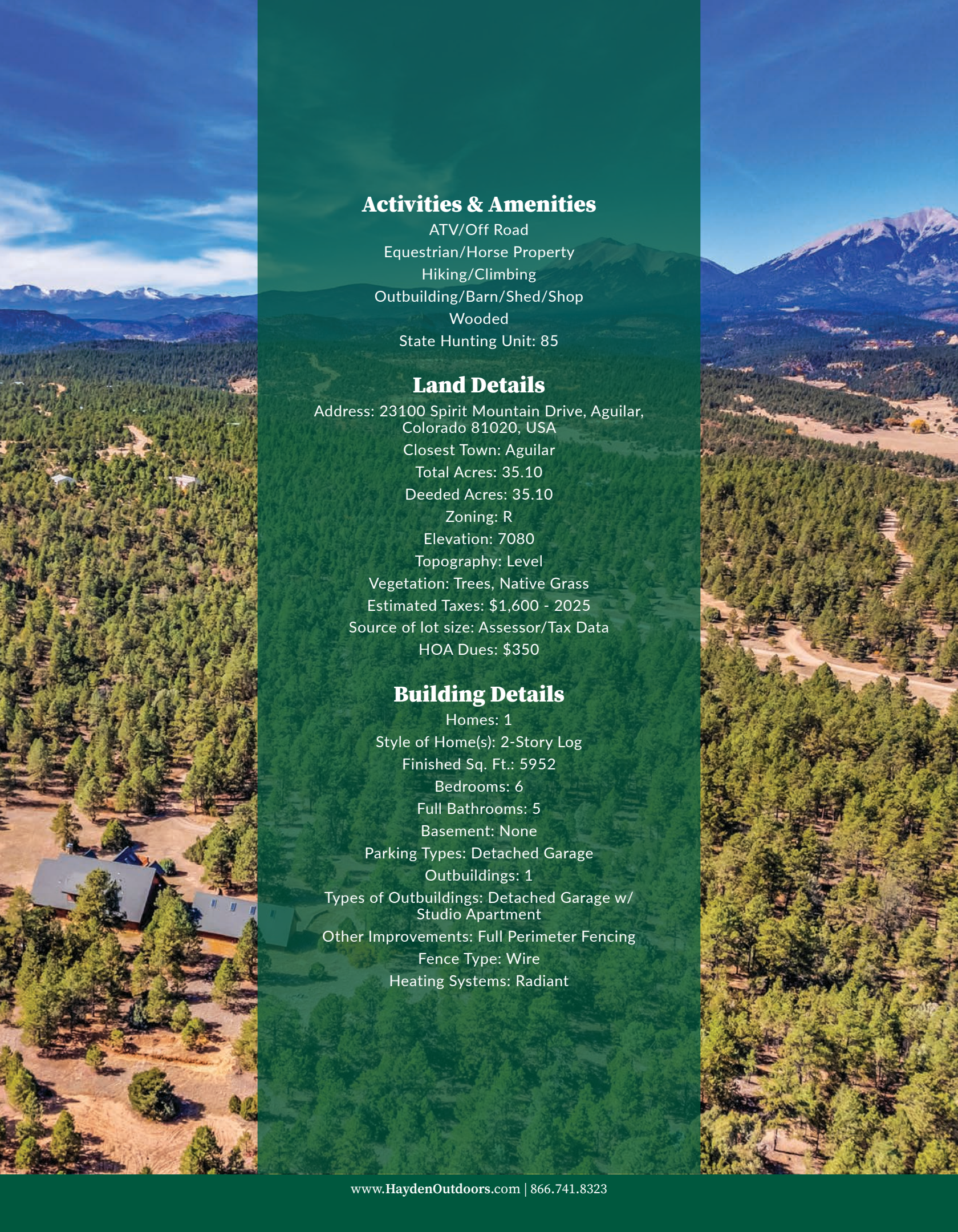




About This Property

Just an hour or so north of the New Mexico State line, there's a part of Colorado that still offers an unspoiled Rocky Mountain lifestyle, one defined by tranquility, abundant wildlife, and unmatched mountain views. Nestled away in this spectacular region is Spirit Mountain Retreat, a 35.1-acre property boasting an incredible 2-story, 5-bed, 4-bath, lodge-style home offering unrivaled tranquility, with not a single neighbor in sight.





Activities & Amenities

ATV/Off Road
Equestrian/Horse Property
Hiking/Climbing
Outbuilding/Barn/Shed/Shop
Wooded
State Hunting Unit: 85

Land Details

Address: 23100 Spirit Mountain Drive, Aguilar,
Colorado 81020, USA
Closest Town: Aguilar
Total Acres: 35.10
Deeded Acres: 35.10
Zoning: R
Elevation: 7080
Topography: Level
Vegetation: Trees, Native Grass
Estimated Taxes: \$1,600 - 2025
Source of lot size: Assessor/Tax Data
HOA Dues: \$350

Building Details

Homes: 1
Style of Home(s): 2-Story Log
Finished Sq. Ft.: 5952
Bedrooms: 6
Full Bathrooms: 5
Basement: None
Parking Types: Detached Garage
Outbuildings: 1
Types of Outbuildings: Detached Garage w/
Studio Apartment
Other Improvements: Full Perimeter Fencing
Fence Type: Wire
Heating Systems: Radiant



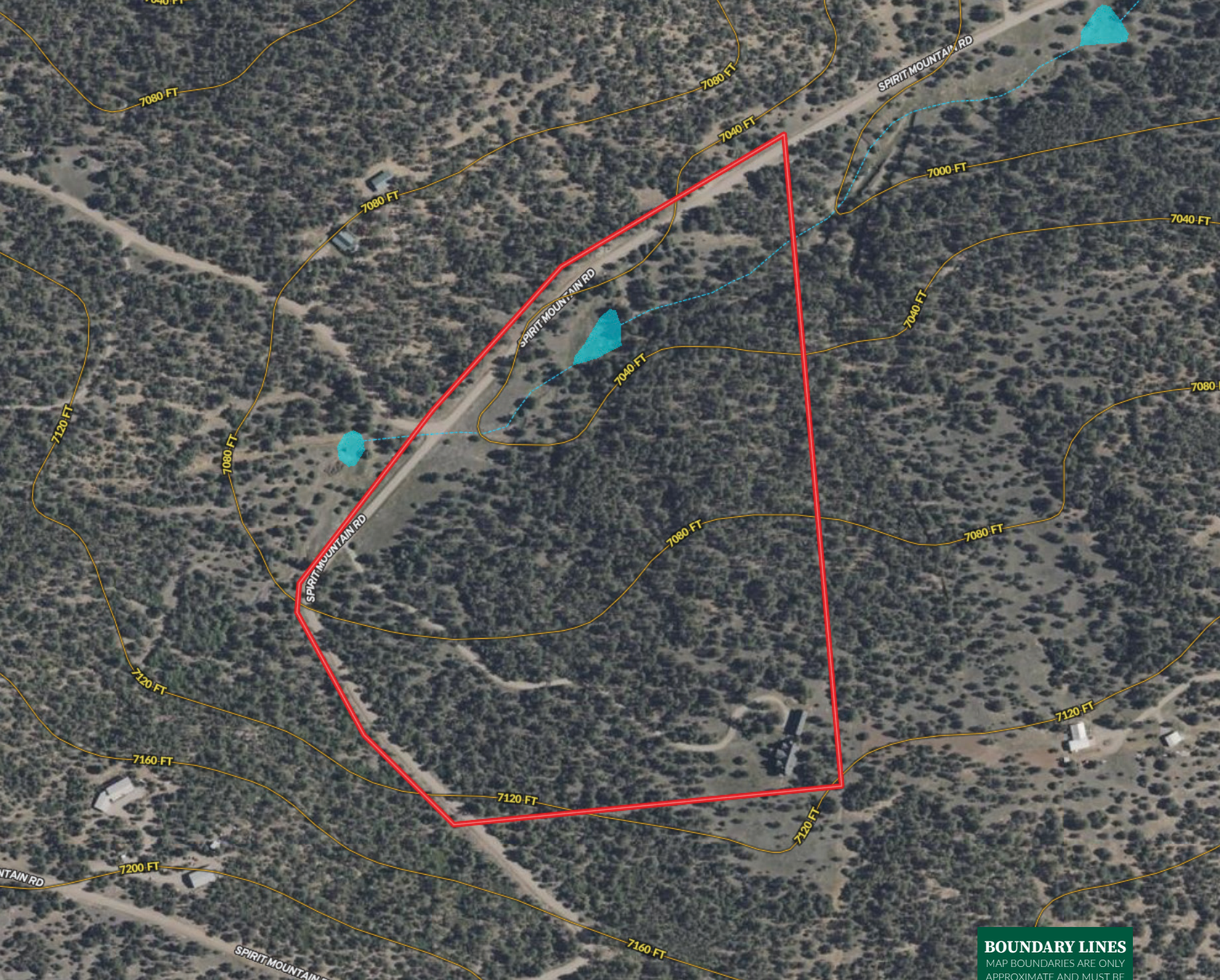
Improvements

The home features an abundance of open space, 4 first-floor bedrooms, a spacious multipurpose loft, and a vast second-floor master suite opening onto a Trex deck that boasts some of the best views in the Rockies. Other features include hardwood and Saltillo tile floors, exposed handcrafted log beams, a double-sided fireplace at the heart of the home's entertaining space, an elaborate water feature, a well-appointed kitchen, numerous exquisite interior design touches, a spiral staircase, and an open floor plan linking cooking, dining, and entertaining space.

The detached garage and shop has parking space for 3 vehicles, as well as a 17×18 first-floor workspace and a full-size bathroom. Upstairs, there's a beautiful studio apartment running the full length of the building, offering approximately 900 sf of living space.

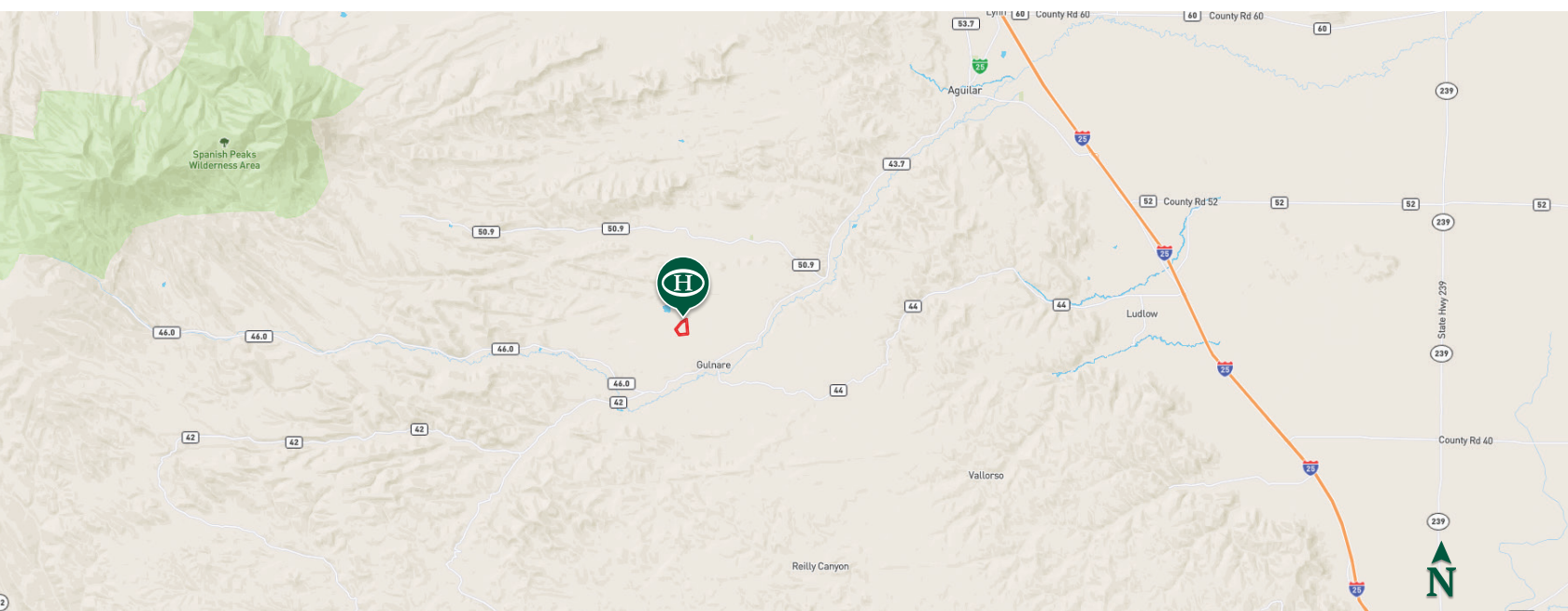






 Boundary

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





Improvements (continued)

At just over 35 acres, the property is already fully fenced, with level to gently rolling topography, abundant pine trees, and plenty of room for horses. The property has both a well and cistern system.

The charming small town of Aguilar is only 10 miles east, with I-25 just beyond. Other driving distances: Colorado Springs airport, 119 miles; Denver airport, 199 miles; Santa Fe, 225 miles; Wolf Creek Ski Area, 166 miles. Located in CO hunting unit 85.

A collection of lodge-style and western-themed furniture, perfect for this home, is potentially available.







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

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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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