

Beneath the Sangre de Cristos

74.30 Acres | Custer County, CO | \$1,497,300



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Activities & Amenities

House/Cabin
Stream/River
State Hunting Unit: 86

Land Details

Address: 238 County Rd. 179,
Westcliffe, Colorado 81252, USA
Subdivision: Texas Creek
Closest Town: Westcliffe
Total Acres: 74.30
Deeded Acres: 74.30
Zoning: Real Estate
Elevation: 8200
Estimated Taxes: \$2,676.24 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): 2 story
Finished Sq. Ft.: 1,942
Bedrooms: 3
Full Bathrooms: 2
Basement: Full finished
Parking Types: Attached Garage & Driveway
Fence Type: 74 acres fenced
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Waterfront Features: Year around Stream
Flooring: Carpet, Hardwood & Tile
Siding: Stucco
Roofing: Metal
View: Mountain, Scenic & Stream



Property Summary

Fall asleep and wake each day to the year-round sound of Texas Creek flowing beside this 74 plus acre Colorado mountain retreat beneath the Sangre de Cristo Mountains. This 3-bed, 2-bath green-built home features vaulted ceilings, walnut floors, full HVAC with new 5-ton A/C, and sweeping views to Pikes Peak. Fenced land, perimeter trail road, abundant aspens, and elk, deer, and pronghorn roaming freely.





Land

Tucked beneath the towering peaks of the Sangre de Cristo Mountains, this 1,942 sq ft mountain retreat captures the very best of Colorado living—flowing creek, dancing aspens, sweeping mountain views, and true four-season comfort. Built in 2015 and thoughtfully upgraded, this 3-bedroom, 2-bath home with a 2-car garage blends rustic elegance with exceptional efficiency. Dramatic log beams highlight the vaulted ceilings in the great room, while expansive double-pane windows frame views of the mountains, valley floor, and distant Pikes Peak. Walnut hardwood floors, knotty alder trim and doors, tile entry, and beautiful updated exterior doors add warmth and craftsmanship throughout. A large gas fireplace anchors the living space, while custom window shades—including remote-operated upper shades—offer convenience and comfort.





Improvements

What truly sets this home apart is its rare, full HVAC system—complete with a newly installed 5-ton A/C unit serving the entire home, an uncommon luxury in the Westcliffe area. Combined with a high-efficiency furnace, upgraded insulation, and R23-rated walls for superior thermal performance, this “green home” was built for year-round comfort and low utility costs. An installed plant watering system—believed to be by Rain Bird—supports the trees and shrubs around the home. The creek area has been professionally mitigated to enhance road access, camping, and fishing, making the land both beautiful and usable. And as the owner shared, what truly sold them was the year-round sound of Texas Creek while BBQ’ing on the back deck—an everyday soundtrack of flowing water and total peace.

The land is extraordinary. Spanning 74 plus fully fenced acres, it offers privacy, functionality, and breathtaking beauty in every direction. Thousands of aspens line the live, year-round Texas Creek, which winds gracefully through the property. Elk, deer, and pronghorn regularly traverse the acreage, creating an authentic Colorado wildlife experience right outside your door. A road circles the entire fenced perimeter—completed just three years ago—ideal for walking, trail riding, ATV use, and also serving as a protective fire break in case of emergency. From the deck, enjoy uninterrupted views of the Sangre de Cristos, the wide valley floor, and brilliant blue skies by day, replaced with diamond-studded stars at night—free from city lights.

Recreation

Outdoor recreation is at your fingertips with nearby access to San Isabel National Forest, offering miles of trails for horseback riding, hiking, and off-road exploration. Fish along your improved stretch of creek, camp on your own land, or simply wander the aspens as the seasons change from lush green summers to golden autumn brilliance. This sought-after Westside location places you in the heart of Southern Colorado’s rugged beauty.





Agriculture

Agriculturally, the 74 plus fenced acres provide excellent opportunity for horses, livestock, or a private ranch setting. Usable pastureland supports grazing, the live creek offers a valuable natural water feature, and the established perimeter road enhances access and management. Whether you envision a small-scale ranch operation, equestrian retreat, or simply room for animals to roam safely, the infrastructure and thoughtful improvements are already in place.

Region & Climate

Westcliffe and Silver Cliff Weather

- Westcliffe/Silver Cliff, Colorado gets 14" of rain, on average, per year. The US average is 38" of rain per year.
- Westcliffe/Silver Cliff averages 70" of snow per year. The US average is 28" 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" 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

Perfectly positioned beneath the majestic Sangre de Cristo Mountains with views stretching toward Pikes Peak, this property offers rare privacy without sacrificing accessibility. Here, life moves at the rhythm of flowing water, rustling aspens, and wildlife crossing open meadows. It's more than a home—it's a fully realized Colorado mountain sanctuary where comfort, beauty, and nature exist in perfect balance.

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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.

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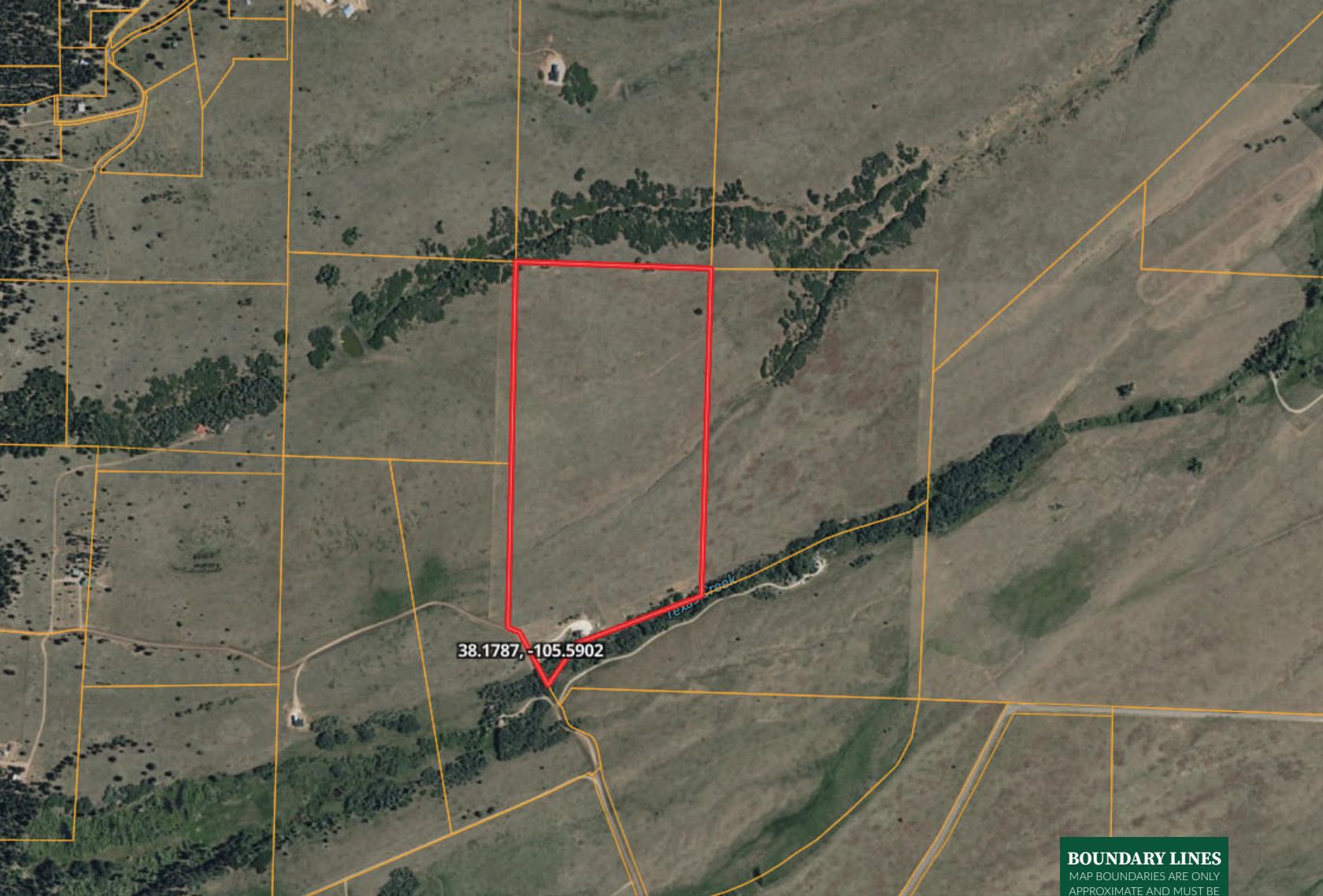


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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 Boundary

BOUNDARY LINES

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



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