

A Painted View Ranch

159.80 Acres | Custer County, CO | \$7,250,000



HAYDEN  OUTDOORS.

A Painted View Ranch

TOTAL ACRES:

159.80

PRICE:

\$7,250,000

COUNTY:

Custer County

CLOSEST TOWN:

Westcliffe, CO



Presented by



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Property Summary

A rare opportunity to own a fully operational, turn-key equestrian and event facility in the heart of Colorado's Wet Mountain Valley, just 3 miles west of Westcliffe. A Painted View Ranch has been purpose-built to support high-level cutting horse programs while seamlessly doubling as a proven event venue.



Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Equestrian/Horse Property
Farm/Crops/Ag
Irrigation
Outbuilding/Barn/Shed/Shop
Water Rights

Land Details

Address: 3115 CO RD 160,
Westcliffe, Colorado 81252, USA
Closest Town: Westcliffe
Total Acres: 159.80
Zoning: Residential
Elevation: 7841
Water Rights: Yes
Upper Smith Ditch & Lower Smith Ditch
Estimated Taxes: \$11,082.44 - 2026

Building Details

Homes: 1
Style of Home(s): Ranch 1 story
Finished Sq. Ft.: 2834
Bedrooms: 3
Full Bathrooms: 2
Basement: None
Parking Types: Detached Garage & Driveway
Outbuildings: 4
Types of Outbuildings: Arena,
Hay Shed, Manager's apartment
above stables, Workshop
Other Improvements: Loafing sheds
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air
Appliances: Dishwasher, Dryer,
Refrigerator, Hot Water Heater, Microwave,
Oven, Stainless Steel, Washer
Flooring: Hardwood, Laminate, Tile
Siding: Stucco
Roofing: Metal
View: Mountain & Scenic



Land

This 160-acre legacy property has already hosted large-scale cutting competitions, weddings, chuckwagon dinners, and private gatherings, offering immediate income potential and a ready-to-go setup for industry professionals. Conveniently located approximately 5 hours from Amarillo, 11 hours from Fort Worth, and roughly 3 hours from Raton, New Mexico, the ranch is well-positioned for regional draw while maintaining the privacy and beauty of a true western retreat.

Spanning 160 acres of gently rolling terrain, the land at A Painted View Ranch offers a rare combination of usability, beauty, and productivity. With valuable water rights in place, the property supports healthy grasses and functional pastureland, while also providing the space needed for expansion or additional equestrian improvements. The landscape is framed by panoramic views of the Sangre de Cristo Mountains, with open meadows, big skies, and clean mountain air defining the setting. The acreage is well-suited for both livestock and equestrian use, with natural drainage, accessible layout, and ample room for riding, grazing, and future development.

Land & Ranch Features

- 160± acres of usable, gently rolling terrain
- Located in the breathtaking Wet Mountain Valley
- Panoramic views of the Sangre de Cristo Mountains
- Valuable water rights
- Productive pasture suitable for horses and/or livestock
- Clean air, wide-open space, and exceptional privacy
- Balanced mix of functionality and natural beauty





Improvements

The improvements on A Painted View Ranch are designed with both serious horsemen and event operators in mind. The property features a massive indoor arena suitable for year-round training, clinics, and cutting events, along with a well-appointed barn housing over 20 oversized stalls built to accommodate top-tier performance horses. A manager's apartment above the barn allows for on-site supervision and staff housing. Supporting infrastructure includes multiple turnout paddocks with quality fencing, ample trailer parking, and thoughtfully designed event spaces including an outdoor cantina ideal for entertaining large groups. The ranch-style home serves as the centerpiece, complete with a commercial-grade kitchen capable of supporting large-scale catering operations—making this property truly turnkey for hosting events, clinics, or competitions from day one.

Equestrian & Horse Amenities

- Turn-key cutting horse and performance horse facility
- Proven host site for large cutting events and competitions
- Massive indoor arena for year-round training, clinics, and shows
- 20+ oversized stalls designed for top-tier performance horses
- High-quality barn with functional layout for daily operations
- Manager's apartment above barn for on-site staff or trainer housing
- Multiple turnout paddocks and runs with durable piped fencing
- 19 electric hookup pedestals servicing up to 38 living quarter trailers (20, 30 and 50 amp service)
- Ample space for hauling rigs, trailers, and large event parking
- Designed to support high-end training programs and elite horse care
- Ideal setup for trainers, breeders, and competitive riders

Event & Entertainment Amenities

- Established, income-producing event venue
- Successfully hosted large weddings, cutting events, and private gatherings
- Popular chuckwagon dinner destination
- Outdoor cantina designed for entertaining under the stars
- Commercial-grade kitchen capable of servicing large groups
- Infrastructure in place for large-scale events, clinics, and retreats
- Trailer accommodations support multi-day events and competitors
- Expansive outdoor spaces for receptions, dining, and western experiences
- Fully turn-key setup for continued event operations



Recreation

Beyond its equestrian excellence, the ranch offers outstanding recreational opportunities right out the back gate. Located in one of Colorado's most scenic and unspoiled valleys, the property provides immediate access to horseback riding, hiking, and exploration across vast alpine landscapes. Nearby public lands offer hunting opportunities for elk, mule deer, and other big game, while the surrounding mountains provide year-round outdoor enjoyment. Evenings at the ranch are equally special, with wide-open skies perfect for entertaining guests or enjoying peaceful sunsets after a day in the arena.

Agriculture

Functionally designed for both equine and agricultural use, A Painted View Ranch supports a working operation with ease. The combination of pastureland, water rights, and infrastructure allows for efficient horse management and the ability to maintain livestock if desired. Whether running a cutting horse program, breeding operation, or supplemental cattle enterprise, the property is equipped to handle daily operations while maintaining the flexibility to scale. Its proven use as a host site for equestrian events further enhances its value as both an income-producing and lifestyle property.

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





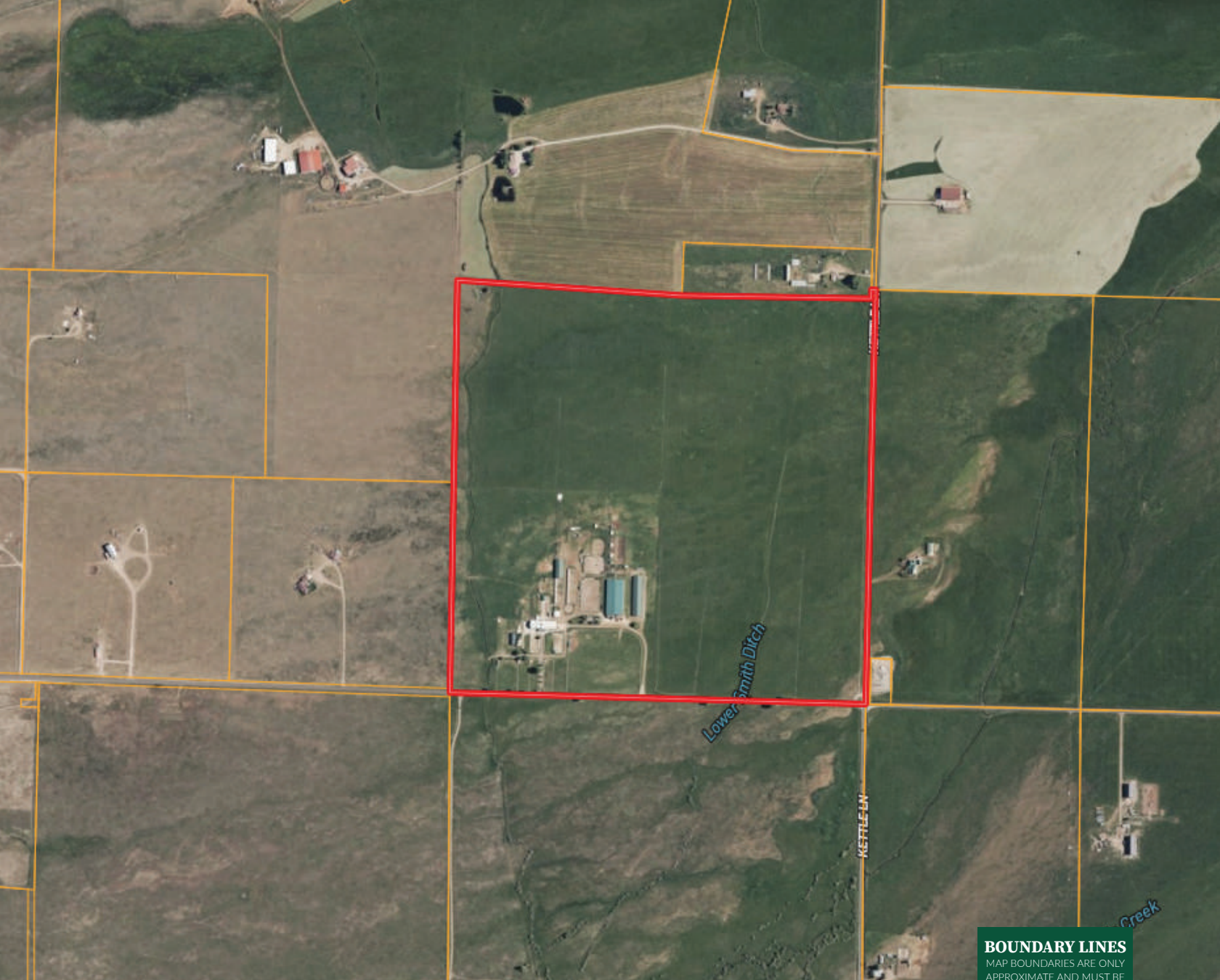
Location

Ideally situated just outside Westcliffe, Colorado, the ranch offers a unique balance of accessibility and seclusion. Within easy driving distance of major western markets—approximately 5 hours from Amarillo, 11 hours from Fort Worth, and about 3 hours from Raton, New Mexico—the property is well-positioned for trainers, competitors, and clients traveling in for events. Yet once on the ranch, the setting feels worlds away, surrounded by mountain views, quiet landscapes, and the enduring spirit of the American West.


Location & Distances

- ~3 miles to Westcliffe, CO
- ~2 hours to Colorado Springs, CO
- ~3 hours to Denver, CO
- ~5 hours to Amarillo, TX
- ~11 hours to Fort Worth / Dallas, TX
- ~3 hours to Raton, NM
- ~10 hours to Scottsdale, AZ





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

 Boundary





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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