

Shadow Ridge Lot 2

1.48 Acres | Custer County, CO | \$95,000



HAYDEN  OUTDOORS.

Shadow Ridge Lot 2

TOTAL ACRES:

1.48

PRICE:

\$95,000

COUNTY:

Custer County

CLOSEST TOWN:

Westcliffe, CO

Activities & Amenities:

Cycling/Mountain Biking
Development Potential
Water Access

Land Details

Address: 105 Granite Court,
Westcliffe, Colorado 81252, USA

Subdivision: Shadow Ridge

Total Acres: 1.48

Deeded Acres: 1.48

Elevation: 7874

Topography: 105

Estimated Taxes: \$517.77 - 2026

Source of lot size: Assessor/Tax Data

View: Mountain, Scenic, Street

Property Summary

Lot 2 in Shadow Ridge offers a build-ready opportunity with water and sewer tap installed, a water spigot on site, and the lot already leveled. Bordering open space, it provides added privacy and stunning Sangre de Cristo Mountain views. Located minutes from downtown Westcliffe with paved access and close to Lake DeWeese, it's ideal for living, working, and enjoying the outdoors.

Land

Located in the Shadow Ridge community, Lot 2 offers beautiful surroundings and a well-planned setting. The lot borders open space, giving you a little extra breathing room and a more private feel. The views of the Sangre de Cristo Mountains are hard to beat and stretch in every direction. Paved roads, maintained by the Town of Westcliffe, provide easy year-round access. It's a great mix of convenience and classic Colorado scenery.

Improvements

Lot 2 is already set up to make building simple and straightforward. The property has been leveled and is essentially ready to go, saving you time and upfront costs. The water and sewer tap are already in place, and there is a water spigot on the lot, which is a big plus. Underground power runs along the road, keeping the views clean and unobstructed. With these improvements already completed, you can focus on building your home or business without starting from scratch.

Recreation

If you enjoy the outdoors, this location puts you close to it all. Lake DeWeese Reservoir is just a short drive away, offering fishing, kayaking, and a relaxing place to spend the day. The nearby mountains provide plenty of opportunities for hiking, exploring, and wildlife viewing. Whether you're looking for quiet time outside or more active adventures, this area has a lot to offer.

Agriculture

Lot 2 is manageable in size but still gives you options for small-scale use. The level ground makes it easy to add a garden, greenhouse, or simple landscaping projects. With water already available on the property, maintaining plants or growing your own produce is much more convenient. It's a good fit for someone who wants a bit of rural feel without a lot of upkeep.





Region & Climate

- **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

Lot 2 is just minutes from downtown Westcliffe, so you're close to local shops, restaurants, and everyday essentials while still enjoying a quieter setting. It's also a practical option if you're looking to live and run a business in the same place within Shadow Ridge. With easy access to the road leading to Lake DeWeese and surrounding areas, getting around is simple. The community is well-kept and known for its incredible views.

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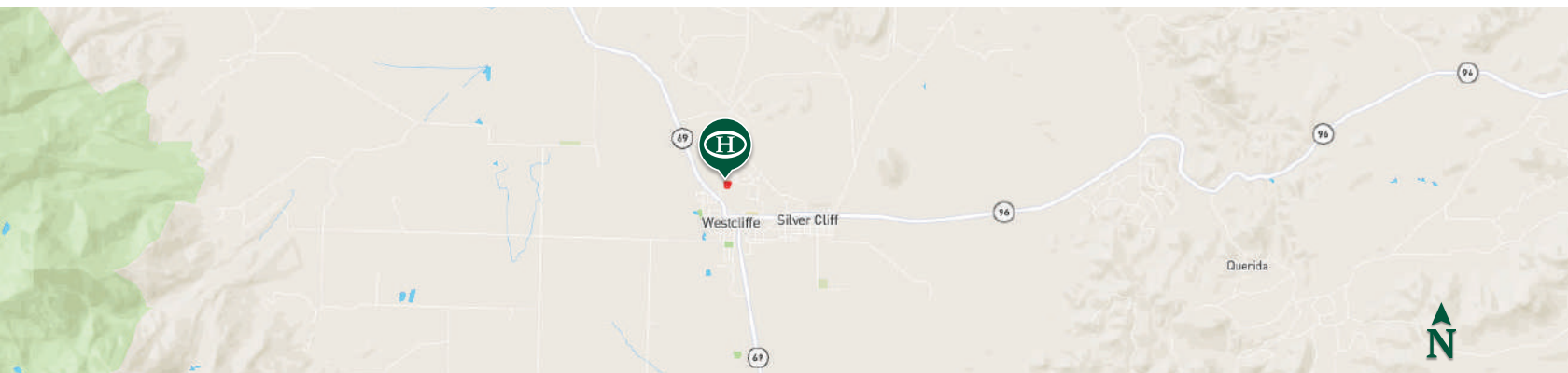







 Boundary

BOUNDARY LINES

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



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