

Agape Ranch

667.00 Acres | Custer County, CO | \$2,699,000



HAYDEN  OUTDOORS.

Agape Ranch

TOTAL ACRES:

667

PRICE:

\$2,699,000

COUNTY:

Custer County

CLOSEST TOWN:

Westcliffe, CO

Presented by



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HAYDEN OUTDOORS.
REAL ESTATE





Property Summary

Agape Ranch offers 653± acres of prime Colorado hunting and recreational country in GMU 84. Elk, mule deer, turkey and bear roam through meadows, timber and natural water sources. Improvements include cabins, RV hookups, utilities and ranch roads. With livestock potential, two building envelopes, 40± acres outside the conservation easement, and access to several nearby hunting units, Agape makes an outstanding Colorado base camp.



Activities & Amenities

ATV/Off Road
Campground
Conservation Easement
Cycling/Mountain Biking
Hiking/Climbing
Hotel/B&B/Resort
House/Cabin
Income Producing
Lodge/Resort
Outbuilding/Barn/Shed/Shop
Outfitting/Guide Service
Recreational Business
Timber
Wooded
State Hunting Unit: GMU 84

Land Details

Address: 12511 CR 328, Westcliffe,
Colorado 81252, USA
Closest Town: Westcliffe
Total Acres: 667.00
Zoning: Residential and Recreational
Elevation: 9100
Vegetation: Grass/Hay/Open
Estimated Taxes: \$2,944.5 - 2026
Source of lot size: Assessor/Tax Data

Building Details

Homes: 3
Style of Home(s): Cabin
Finished Sq. Ft.: 2876
Bedrooms: 2
Full Bathrooms: 1
Basement: Full finished
View:
Mountain
Private
Scenic
Wooded



Land

Agape Ranch covers 653± deeded acres in Colorado's Wet Mountain Valley, with the kind of country that makes you want to get out and explore. Open mountain meadows give way to pine and aspen timber, hidden pockets, seasonal creeks, natural springs, and higher ridges overlooking the Sangre de Cristo Mountains. Much of the ranch is protected by conservation easement, helping preserve the open country, wildlife habitat, agricultural ground, and privacy that make this property special. The conservation easement provides for two designated building envelopes, offering defined areas for residential and other permitted improvements subject to the terms of the easement. In addition, an approximately 40-acre parcel is excluded from the conservation easement. Buyers should review the recorded easement, county regulations, and applicable approvals when considering future improvements. This is big, varied Colorado country with room for wildlife, livestock, recreation, and generations of family to enjoy.

Improvements

Agape Ranch is set up for those who want to spend time on the land—whether that means hunting season with family and friends, running livestock, or simply having a private piece of Colorado to call their own. The headquarters area includes a 3,000± square-foot cabin, manager's home, guest cabins, bathhouse, kitchen cabin, and a large open-air pavilion. Existing campground infrastructure includes 19 full-service RV sites with water, sewer, and electric, plus 10 additional RV sites with water and power, providing plenty of room for family, hunting partners, and guests to bring their own rigs. A commercial well, upgraded septic system, onsite utilities, gated entrance, and established ranch roads add to the usefulness of the property. The ranch also benefits from an existing Special Use Permit for campground operations. While the campground has not been commercially operated for the past several years, the infrastructure remains an added asset for a future owner.



Recreation

Agape is first and foremost a place to enjoy the outdoors. Ranch roads and trails wind through the property, opening up miles of country for horseback riding, hiking, mountain biking, ATV riding, camping, wildlife watching, and simply exploring. Spend the morning checking game trails, ride through the timber in the afternoon, and finish the day around a fire beneath a wide-open Colorado sky. The cabins, RV hookups, and gathering areas make it easy to bring children, grandchildren, hunting buddies, and friends together while still having hundreds of acres where you can find your own quiet corner. For the outdoor enthusiast who wants something more than a weekend getaway, Agape offers a place where the land itself becomes the recreation.

Hunting

This is where Agape Ranch really shines. Located in Colorado GMU 84, the ranch has the country hunters look for—timber for cover, open parks and meadows for feeding, natural water sources, secluded draws, and plenty of ground for wildlife to move. Elk, mule deer, Merriam's turkey, black bear, predators, and small game are found on the property. When fall rolls around and the bulls start talking in the timber, you can step outside and hunt your own ground. The recorded conservation easement specifically permits hunting as a recreational use, helping protect the habitat and open country that wildlife depend on. The ranch also makes an excellent hunting headquarters for accessing several surrounding Game Management Units, giving hunters a central place to stay, keep equipment, gather with hunting partners, and head out to different units throughout the season. With cabins, RV hookups, roads, and plenty of room for hunters and their gear, Agape is well suited as a basecamp for both on-ranch and regional hunting. The property also qualifies for Colorado's Landowner Preference Program, an important consideration for the serious big-game hunter. Whether you're looking for private hunting ground, a Colorado hunting basecamp, or a place to carry on a family hunting tradition, Agape Ranch has the land, habitat, privacy, and infrastructure to make it happen.

Operations

Live on 653 acres in the Wet Mountain Valley and build a business around RV camping, outdoor recreation, retreats, hunting, events and resort therapy, and ranching.



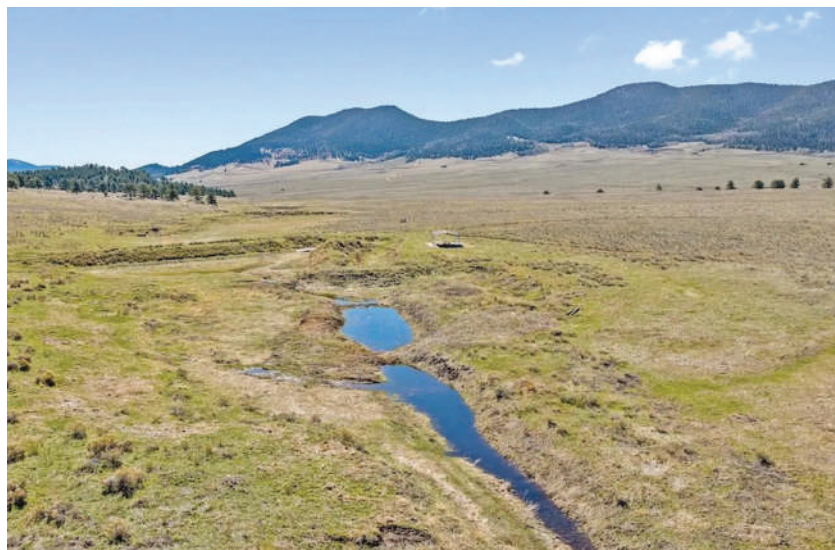


Agriculture

The open meadows and native grasslands give Agape Ranch a strong agricultural side. Existing fencing and livestock facilities provide a starting point for cattle, horses, goats, or other livestock, while natural water resources and grazing ground add to the ranch's usefulness. For someone interested in a more self-sufficient or homestead-style lifestyle, the ranch offers an opportunity to combine livestock, gardening, food production, and country living, subject to the conservation easement and applicable approvals. It's the kind of property where you can work the land, raise animals, hunt in the fall, ride horses, and enjoy ranch life throughout the year.

General Operations

Agape Ranch & Campground presents a rare opportunity to acquire a property with established campground infrastructure and long-term operational flexibility. While the campground has not been actively operated for the past several years, the current owners have continued to utilize the property periodically for private events, gatherings, and retreats.





Region & Climate

Climate in Westcliffe/Silver Cliff, Colorado

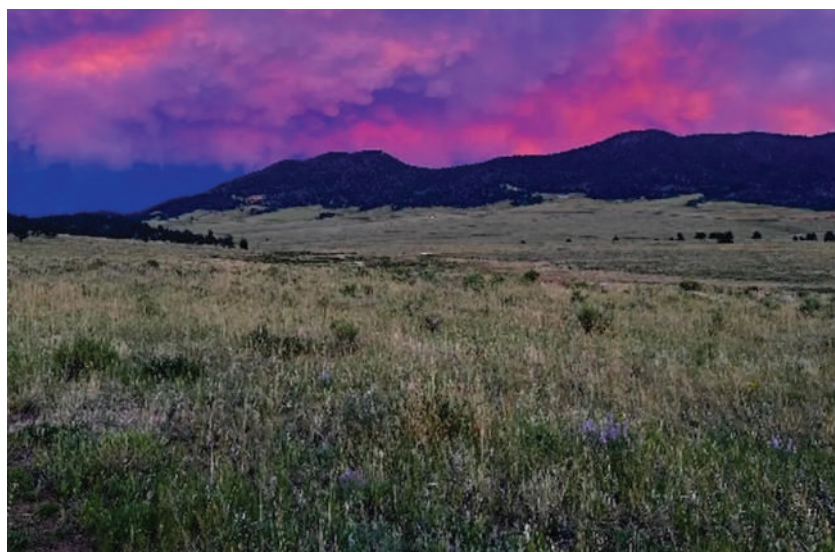
- Westcliffe/Silver Cliff, Colorado gets 14 inches of rain, on average, per year. The US average is 38 inches of rain per year.
- Westcliffe/Silver Cliff averages 70 inches of snow per year. The US average is 28 inches of snow per year.
- On average, there are 260 sunny days per year in Westcliffe/Silver 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.

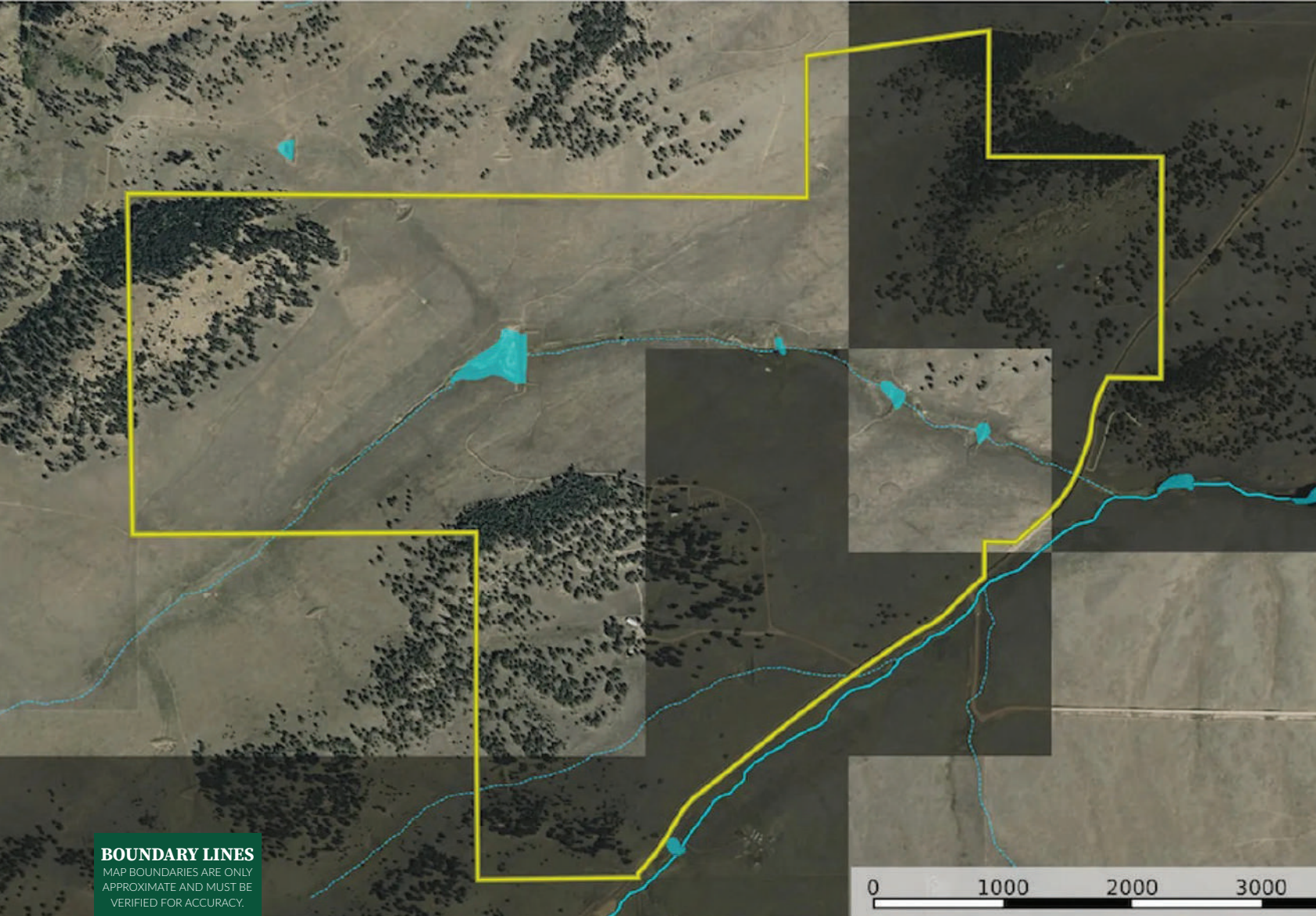
Weather Highlights

- 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

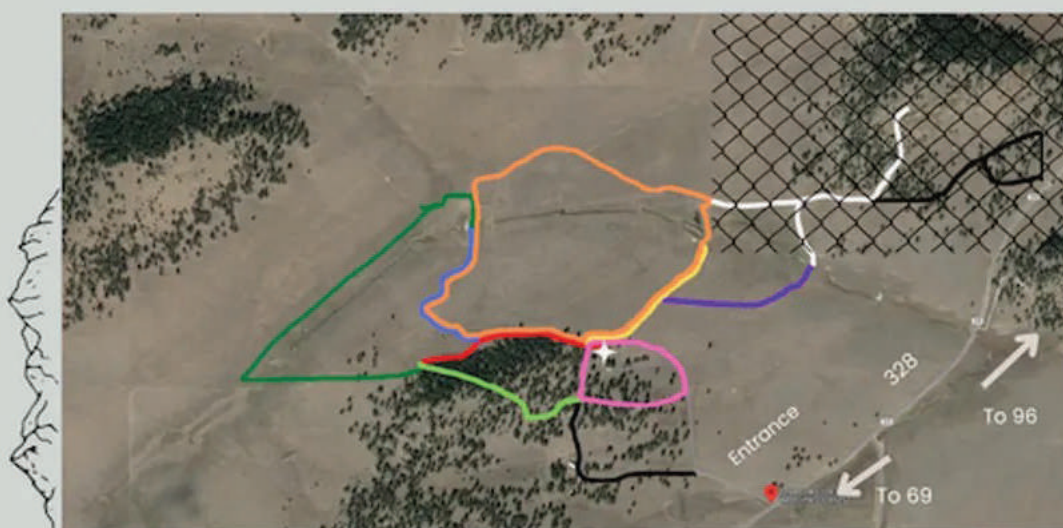
Location

Agape Ranch offers something increasingly hard to find—real privacy without being completely cut off from town. Located approximately 16 miles from Westcliffe, the ranch is close enough for groceries, restaurants, fuel, hardware, and everyday necessities, yet far enough out to enjoy quiet nights, dark skies, and very few distractions. A gated entrance and county road access make the property convenient to reach. Canon City, Pueblo, and Colorado Springs are also within driving distance. Once you're through the gate, however, it feels like you've left the busy world behind.





Boundary



- **Camp Loop-**
0.4 mi., 39 ft. elevation gain
- **Overlook-**
0.8 mile out & back
- **In the Valley-**
1.0 mile out & back
- **Boot Hill Loop-**
2.5 mi., 325 ft. elevation gain
- **That Dam Loop-**
1.5 mile loop
- **Disappearing Lake-**
0.6 mile out & back
- **Dead End Trail-**
0.5 mi out & back
- ***Rock Summit*-**
1.6 mi. out & back, 153 ft. gain
guided or by permit only
- **Dispersed Hill-**
0.8 mi., 128 ft. elevation gain
- **Not accessible**
- ★ **All starting and ending at the office**

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 Fair 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 1990s, 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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