

The Good Life Ranch

35.07 Acres

Custer County, CO

\$1,200,000



HAYDEN  OUTDOORS.

The Good Life Ranch

TOTAL ACRES:

35.07

PRICE:

\$1,200,000

COUNTY:

Custer County

CLOSEST TOWN:

Westcliffe, CO

Presented by



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Property Summary

It's gotta be The Good Life. Set on 35.07 beautifully varied acres in Bull Domingo Ranch, this high-end Colorado property brings together a thoughtfully designed home, an impressive heated shop, fully fenced mountain land and the kind of wide-open views folks come west to find. From wildflower-covered meadows and rock outcroppings to mature trees and a historic permitted windmill, this is a property that feels distinctly Colorado.



The background of the entire page is a photograph of a log cabin. On the left, there are tall pink flowers in the foreground. On the right, a red double door with glass panes is visible. The cabin has a wooden deck and railing. The overall scene is bright and sunny.

Activities & Amenities

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Small Game, Turkey
Outbuilding/Barn/Shed/Shop
Skiing/Snowmobiling/Snow Sports

Land Details

Address: 1105 Mitchell Mtn Rd,
Westcliffe, Colorado 81252, USA
Subdivision: Bull Domingo Ranch
Closest Town: Westcliffe
Total Acres: 35.07
Deeded Acres: 35.07
Zoning: Rural Residential
Elevation: 7,811
Estimated Taxes: \$2,811.56 - 2025
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): 1 Story with
Basement, Log Home
Finished Sq. Ft.: 3464
Stories: 2
Bedrooms: 4
Full Bathrooms: 3
Half Bathrooms: 1
Basement: Full finished
Electricity Provider: Sangre de Cristo Electric
Water Provider: Well
Parking Types: Attached Garage
Outbuildings: 1
Types of Outbuildings: 40' X 60' X 14'H
Shop with 2 - 12' X 60' Sheds on either side
Fence Type: Property Fully Fenced
Heating Systems: Fireplace, Radiant
Appliances: Dishwasher,
Refrigerator, Microwave, Oven
Flooring: Carpet, Hardwood, Tile
Siding: Log, Stone
Roofing: Metal
View: Mountain, Wooded



Land

The 35.07 acres offer a beautiful combination of open meadow, native mountain grasses, seasonal wildflowers, mature trees and rugged rock outcroppings. The entire property is fully enclosed with five-strand barbed-wire fencing, providing a defined and usable setting for horses or other permitted animals. A historic permitted windmill and water tank add western character and practical value, while underground electricity was extended to the stock tank in 2026.

The partially wooded portions provide privacy, shelter and wildlife habitat, while the open country preserves the sweeping mountain views. This is a manageable piece of Colorado land with enough room for animals, equipment and breathing space without the demands of a large working ranch.





Improvements

The four-bedroom home was carefully positioned to capture the views and make the most of its peaceful mountain setting. The open kitchen, dining and living area creates a welcoming gathering space, while two covered decks provide comfortable places to enjoy the scenery. Quality finishes include real white oak hardwood floors, custom-built hickory cabinetry, quartzite countertops, six-panel fir doors, Pella doors and low-E double-pane windows. In-floor radiant heat runs throughout the home, including the lower-level concrete floor, and the boiler was upgraded in 2022. Additional construction features include R-30 attic insulation and a heavy-duty, hail-resistant 26-gauge steel roof.

The home has been well maintained and thoughtfully updated. The basement carpet was installed in 2017, while the upstairs and stairway carpeting was replaced in 2025. The kitchen includes a Samsung French-door refrigerator installed in 2017, along with a new microwave, GE stove and GE dishwasher installed in 2025. Three main-level toilets with comfortable 17-inch rim heights were added in 2022, and the primary shower was upgraded in 2026. Norman SmartDrape walk-through blinds were installed on the kitchen and bedroom sliding doors in 2026, and new LED lighting was added to the basement storage area that same year.

The oversized three-car garage is 32 feet deep and fully equipped for Colorado living. It features in-floor heat, insulated walls and attic, 10½-foot ceilings, floor drains and three insulated 10-by-9-foot commercial overhead doors with openers. A 220-volt welder circuit supports shop projects, while a 30-amp exterior RV outlet adds convenience. A separate 50-amp parking connection beside the garage can accommodate an RV or electric vehicle.

Recreation

Hunting

Bull Domingo Ranch lies in country known for abundant wildlife and a strong hunting tradition. Property owners may hunt their own land and may invite registered guests, subject to Colorado hunting regulations and Bull Domingo Ranch registration requirements. The property's combination of meadow, timber and rocky cover provides natural wildlife habitat and makes it an appealing private mountain base camp. Hunting is limited to the owner's individual parcel unless permission is received to access other private property within the ranch.



Recreation and Fishing

Outdoor recreation can be found in nearly every direction. The Arkansas River offers outstanding trout fishing, rafting, kayaking and miles of scenic river country. Nearby Lake DeWeese provides fishing, boating, paddleboarding and quiet days beside the water, all surrounded by the beauty of the Wet Mountain Valley.

Hiking, horseback riding, mountain biking, wildlife watching and exploring the nearby national forest make this an exceptional year-round retreat. With a heated shop, RV hookups, ATV storage and dedicated horse facilities already in place, the property is especially well suited for buyers who want their Colorado home to support an active outdoor lifestyle.

General Operations

Shop and Outbuildings

The impressive 40-by-60-foot insulated shop has 14-foot-high clearance, a concrete floor and a propane heater supplied by a dedicated rented propane tank. Two 12-by-60-foot covered sheds—one along each side of the shop—provide generous storage for tractors, trailers, equipment, recreational vehicles and ranch supplies. Whether you need space for a serious workshop, vehicle collection or ranch equipment, this building is ready to work. There is also a 10-by-30 foot Loft with stairs in the shop.

Additional improvements include a 12-by-16-foot ATV storage shed and a horse area project that has been started. The horse setup includes a 12-by-16-foot open-front lean-to, a 12-by-8-foot open-front hay storage building with a gate and a separate 12-by-8-foot tack room. These practical additions make it easier to bring horses or other permitted livestock and begin enjoying the property right away.

Region & Climate

- Westcliffe/Silver Cliff averages 14 in. of rain per year, compared to 38 in. nationally.
- Westcliffe/Silver Cliff averages 70 in. of snow per year, compared to 28 in. nationally.
- Westcliffe/Silver Cliff averages 260 sunny days per year, compared to 205 days nationally.
- Westcliffe/Silver Cliff averages 83 days of precipitation per year.
- **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





History

Bull Domingo Ranch carries a name rooted in Custer County's colorful mining and ranching past. The region's late-1800s history was shaped by silver mining, including the well-known Bull Domingo Mine. After the mining era declined, cattle ranching became an important part of the local economy and the Wet Mountain Valley's western identity.

Today, Bull Domingo Ranch is an established rural residential community centered around spacious parcels, open country and preservation of the natural mountain environment. The community maintains more than 50 miles of ranch roads, and portions of Bull Domingo Ranch have traditionally been leased for seasonal cattle grazing, maintaining a connection to the valley's ranching heritage.

Location

Located at 1105 Mitchell Mountain Road in Bull Domingo Ranch, the property is near the colorful western towns of Westcliffe and Silver Cliff. Shops, restaurants, schools, medical services and community events are within an easy drive, yet the home feels comfortably removed from town life.

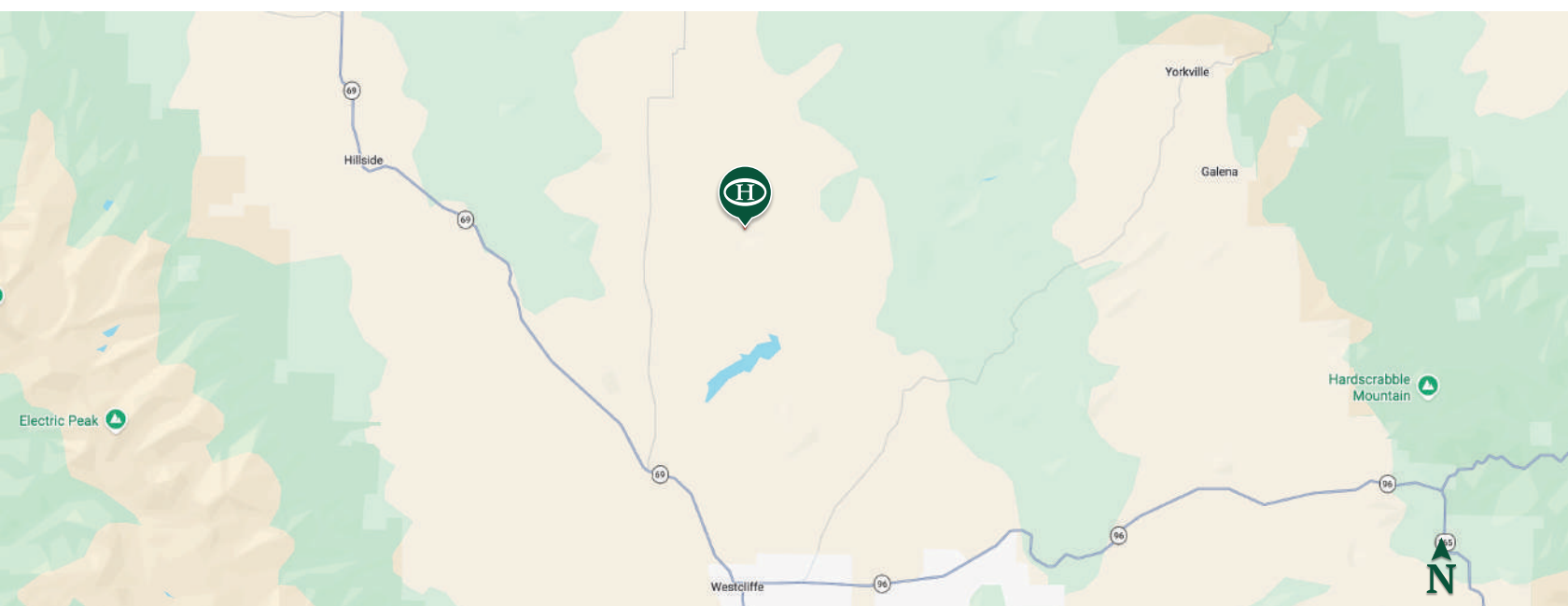
The Wet Mountain Valley is framed by the Sangre de Cristo Mountains to the west and the Wet Mountains to the east, offering dramatic scenery, clean mountain air and four distinct seasons. Canon City and the Arkansas River corridor are readily accessible, while Colorado Springs provides a regional airport, major shopping and additional services.





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

 Boundary  Cabin  BLM  Fish & Wildlife





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.

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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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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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