

Centennial Ranch Lot 147

36.00 Acres | Custer County, CO | \$99,000



HAYDEN  OUTDOORS.

Centennial Ranch Lot 147

TOTAL ACRES:

36.00

PRICE:

\$99,000

COUNTY:

Custer County

CLOSEST TOWN:

Westcliffe, CO

Activities & Amenities:

ATV/Off Road
Cycling/Mountain Biking
Development Potential

Land Details

Address: Lot 147 Rito alto Ave,
Westcliffe, Colorado 81252, USA
Subdivision: Cenntennial Ranch
Closest Town: Westcliffe
Total Acres: 36.00
Deeded Acres: 36.00
Zoning: Residential
Elevation: 9400
Estimated Taxes: \$1,286.02 - 2025
HOA Dues: \$100
View: Mountain, Private, Scenic

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

Property Summary

This 36 acre vacant property gives you the freedom to build where the setting suits you best. Tuck your home into the valley near Froze Creek, or build higher on the mountain and take advantage of the incredible views. There is plenty of room for a home, cabin, shop, barn and the outdoor space you have been looking for.

Land

Centennial Ranch is known for its big country, rolling, muscular landscape and wide-open views. Froze Creek lies at the base of the property, while the higher ground looks out across the valley toward the Sangre de Cristo Mountains and San Isabel National Forest. The changing elevation gives the land plenty of character, along with several possibilities for a private mountain homesite.

Improvements

This property has an old barn at the base of the mountain by the creek.

Recreation

If you are ready to get away from the heat and the fast pace of city life, this is a great place to do it. The surrounding mountains and national forest offer hiking, hunting, horseback riding, fishing and miles of country to explore. Spend your days outdoors, watch the sun go down behind the Sangres and enjoy quiet nights under Colorado's wide-open skies.

Agriculture

With more than 35 acres, there is room for a small homestead and livestock, subject to county regulations and available water. Goats would be especially well suited to the varied, rugged terrain. The property also offers possibilities for fencing, grazing areas, a barn, livestock shelters and raised garden beds.





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

The property is approximately 25 minutes from Westcliffe and Silver Cliff, where you will find shopping, restaurants, schools and everyday services. Pueblo is about 1 hour and 15 minutes away, Colorado Springs is approximately 2 hours, and Denver is about 3 hours. It is close enough to town when needed, yet far enough away to slow down and enjoy mountain living.

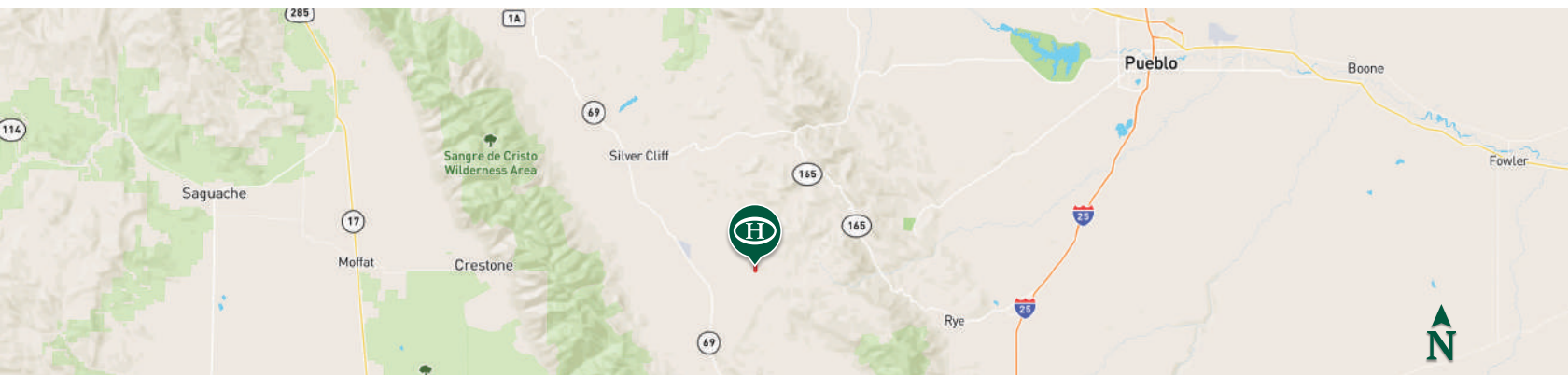




 Boundary

BOUNDARY LINES

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



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