Pinecrest Meadow

6.02 Acres | Custer County, CO | $69,000



HAYDEN H OUTDOORS



Pinecrest Meadow

TOTAL ACRES:	PRICE:	COUNTY:	CLOSEST TOWN:
6.02	$69,000	Custer County	Westcliffe, CO

Activities & Amenities:

ATV/Off Road
Boating/Sailing/Rafting
Campground
Cycling/Mountain Biking
Fishing
Hiking/Climbing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Wooded

Land Details

Address: 1113 Crow Rd, Westcliffe, Colorado 81252, USA
Subdivision: Cuerno Verde Pines
Closest Town: Westcliffe
Total Acres: 6.02
Deeded Acres: 6.02
Zoning: Rural Residential
Elevation: 8410
Topography: Sloped with Clearing/Meadow
Vegetation: Pine, Mixed
View: Mountain

Property Summary

Tucked into the Cuerno Verde Pines subdivision, this 6.02-acre parcel is the kind of place where you slow down the moment you turn onto the property. Pine-covered slopes wrap around the land, giving it a sense of privacy and shelter, while the trees fill the air with that unmistakable mountain-forest scent

Land

The parcel sits on a quiet cul-de-sac, so you get that peaceful, tucked-away feel without any through traffic. At the heart of it all, the trees open up to a quiet park-like meadow with big mountain views. It is easy to picture morning coffee here, an evening watching the light change on the peaks, or simply a wide-open spot to enjoy the Colorado sky.

The landscape here is as rich as it is beautiful and nature is part of daily life here. Ponderosa Pine, Piñon, and Douglas Fir shade the land, and native grasses and alpine wildflowers fill in the spaces between. Deer, elk, and wild turkey wander through often, so you can watch wildlife from your own backyard.

Improvements

Six acres leaves a lot of room to dream. Maybe it is a cabin retreat for weekends away, a full-time mountain home, or a spot to build something that is entirely your own. Whatever you have in mind, this parcel gives you the space to spread out and make it happen. Build right in the meadow, where the mountain views are the first thing you see each morning. Or picture a cabin tucked back into the pines, private and sheltered, with the trees all around you. Either way, you start with a setting that already feels like home.











Recreation

Custer County serves as a haven for outdoor enthusiasts, surrounded by millions of acres of public lands and wilderness areas:

Hiking & Climbing: Immediate access to over 50 high-alpine lakes and numerous 14,000-foot peaks in the Sangre de Cristo Wilderness.

Fishing & Boating: Minutes from Lake DeWeese for trout and muskie fishing, plus nearby access to the Arkansas River for blue-ribbon fly fishing. Fun-filled white-water rafting on the Arkansas River in the summer months should also be on your bucket list.

Winter Sports: Convenient drive to Monarch Mountain for alpine skiing and miles of backcountry snowshoeing trails.

Hunting: Located in GMU 84/86, renowned for trophy elk, mule deer, and pronghorn hunting opportunities.

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

History

Cuerno Verde Pines, located southeast of the towns of Westcliffe and Silver Cliff, is a place of natural beauty and has much to offer, including a community clubhouse and large open spaces for hiking and wildlife viewing, several designated streams plus county maintained roads for the majority of Cuerno Verde properties. Cuerno Verde Pines is the name of the subdivision while Cuerno Verde Owners Association refers to the people who live here!

Location

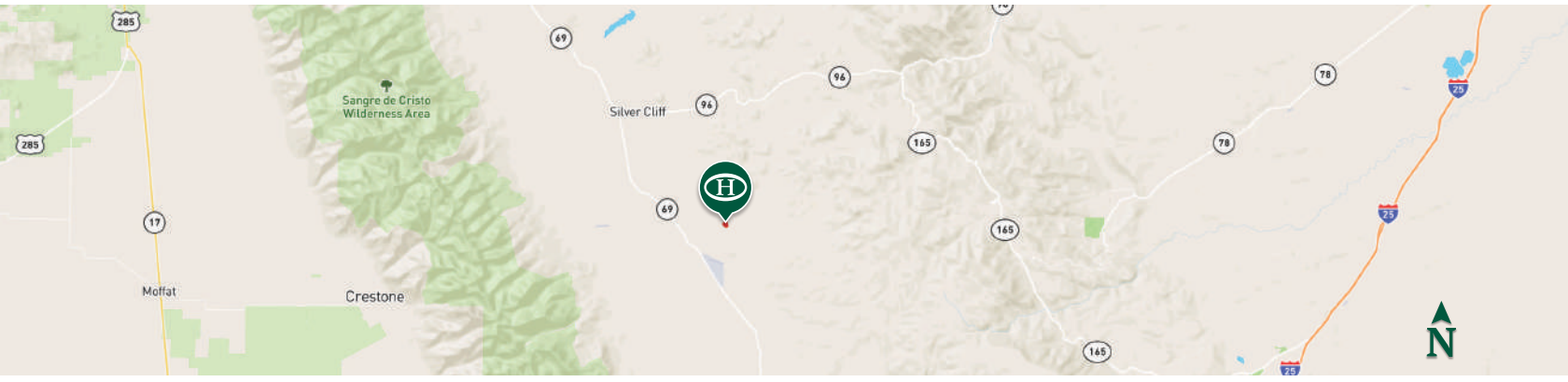
Best of all, you get the peace of mountain living with the nearby town of Westcliffe just down the road, complete with an active community and a friendly, welcoming atmosphere. Shopping and restaurants are conveniently only 20 minutes away.

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

Boundary



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