

# Johns Junction

76.28 Acres

Custer County, CO

\$480,000



HAYDEN  OUTDOORS<sup>®</sup>

# Johns Junction

TOTAL ACRES:

76.28

PRICE:

\$480,000

COUNTY:

Custer County

CLOSEST TOWN:

Westcliffe, CO

## Activities & Amenities:

ATV/Off Road  
Cattle/Ranch  
Cycling/Mountain Biking  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game  
Hunting - Small Game

## Land Details:

**Address:** Lot 10 Coleman Court South,  
Westcliffe, Colorado 81252, USA  
**Closest Town:** Westcliffe  
**Total Acres:** 76.28  
**Deeded Acres:** 76.28  
**Leased Acres:** 0.00  
**Zoning:** Agriculture  
**Elevation:** 8,500  
**Estimated Taxes:** \$16.52 - 2021  
**Source of lot size:** Assessor/Tax Data

Situated near the base of three 14,000-foot peaks- Crestone, Crestone Needles, and Humboldt, you will find 80-acre lots with unobstructed peak views. Imagine quiet, country living and a blank slate to build your dream home where you can view wildlife from your back porch.

## Land

Pronghorn antelope frequent the property, and deer and elk can be found passing through. The property lies in hunting unit 86, and 160 acres allows you to apply for a landowner tag through the State of Colorado Wildlife. There are over-the-counter tags for archery elk and for some rifle seasons. Deer tags are a draw only, and pronghorn archery is over the counter, while pronghorn rifle tags are a draw as well.

From your driveway, it is a short jaunt to numerous hiking trails as well as minutes from the picturesque small town of Westcliffe & Silver Cliff. These two small historical towns offer many amenities, including great restaurant and boutique options, a grocery store, outstanding donuts, and top-notch coffee. This property is situated on the Wet Mountain Valley floor and within the Dark Sky Friendly Community of Custer County. There are panoramic views of the Sangre de Cristo Mountains and the Wet Mountains during the day and an exceptional view of the stars at night. Building sites are endless on this exquisite acreage, and access is convenient, just off a maintained county road. The lots are contiguous, allowing you to purchase 80 acres or up to 320 acres...all without covenants.





## Region & Climate

Westcliffe and Silver Cliff Weather

### 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 86 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

\*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.





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

 Boundary






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FARM, RANCH & RECREATIONAL REAL ESTATE





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