

Junes Park

76.26 Acres

Custer County, CO

\$480,000



HAYDEN  OUTDOORS®

Junes Park

TOTAL ACRES:

76.26

PRICE:

\$480,000

COUNTY:

Custer County

CLOSEST TOWN:

Westcliffe, CO

Activities & Amenities:

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

Land Details:

Address: Lot 7 Coleman Court South,
Westcliffe, Colorado 81252, USA
Closest Town: Westcliffe
Total Acres: 76.26
Deeded Acres: 76.26
Leased Acres: 0.00
Zoning: Agriculture
Elevation: 8,400
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

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

 Boundary






HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE





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