

Sky Warrior Ridge

35 Acres | Custer County, CO | \$739,000



HAYDEN  OUTDOORS.

Sky Warrior Ridge

TOTAL ACRES:

35.20

PRICE:

\$739,000

COUNTY:

Weld County

CLOSEST TOWN:

Westcliffe, CO



Presented by



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REAL ESTATE**





Sky Warrior Ridge is a self-sustaining homestead property with a main house and a guest/bunkhouse suite on a 35.2-acre plot of land. The main house boasts 828 square feet of living space and includes three bedrooms, two lofts, a 3/4 bath, a well-equipped kitchen, and a laundry/utility room. The property can be sold fully furnished. New barn, arena, and corrals complete this property.

Land

The property includes a domestic water well that produces 15 gallons per minute. The workout equipment in the garage also goes with the property.

This is a nice self-sustaining homestead. It comes with a 14 Kw propane Kohler house generator, hog pens, chicken pens, a fenced raised bed garden area, and a gated entrance. You can move in full-time or visit for the summer. This property is well-equipped for you to live a self-sustaining lifestyle! Call to schedule a tour!



Activities & Amenities

- ATV/Off Road
 - Cattle/Ranch
 - Cycling/Mountain Biking
 - Equestrian/Horse Property
 - Hiking/Climbing
 - House/Cabin
 - Hunting - Big Game
 - Hunting - Small Game
 - Off Grid Power
 - Outbuilding/Barn/Shed/Shop
- State Hunting Unit: 84

Land Details

Address: 2760 Phantom Terrace Dr,
Westcliffe, Colorado 81252, USA

Closest Town: Westcliffe

Total Acres: 35.20

Zoning: Residential

Elevation: 9300

Estimated Taxes: \$722.78-2022

Source of Lot Size: Assessor/Tax Data

HOA Dues: \$100

Building Details

Homes: 1

Style of Home(s): 1 Story Ranch

Finished Sq. Ft.: 1431

Bedrooms: 4

Full Bathrooms: 2

Basement: None

Parking Types:

- Detached Garage
 - Driveway

Outbuildings: 2

Types of Outbuildings:

- 6x8 Chicken coop
- 6x15 Pen House
 - 54x40 Barn

Heating Systems:

- Wood Stove



Improvements

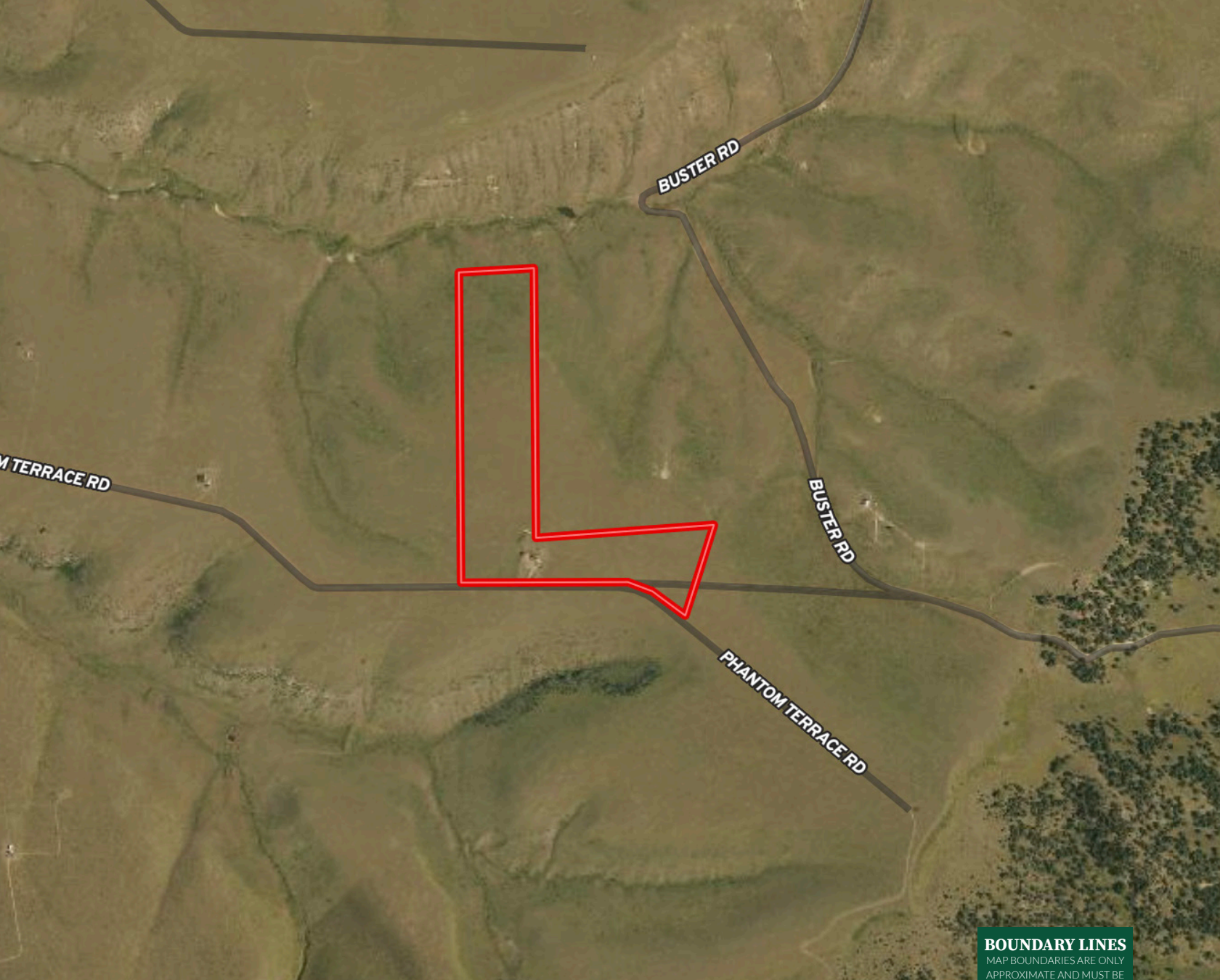
The guest/bunkhouse has an open floor plan with a studio-type living/bedroom and a full bathroom, as well as an attached one-car garage. The land itself is gentle to rolling and provides 360-degree views of the surrounding area. The property is situated within a solar-only community and is equipped with solar panels and a backup whole-home propane generator to ensure comfortable living conditions.

Horse Facility


Newly built 54×40 Barn- 3 stalls with a tack room and a nice sized area. There is plenty of room with the 96×156 arena to ride!

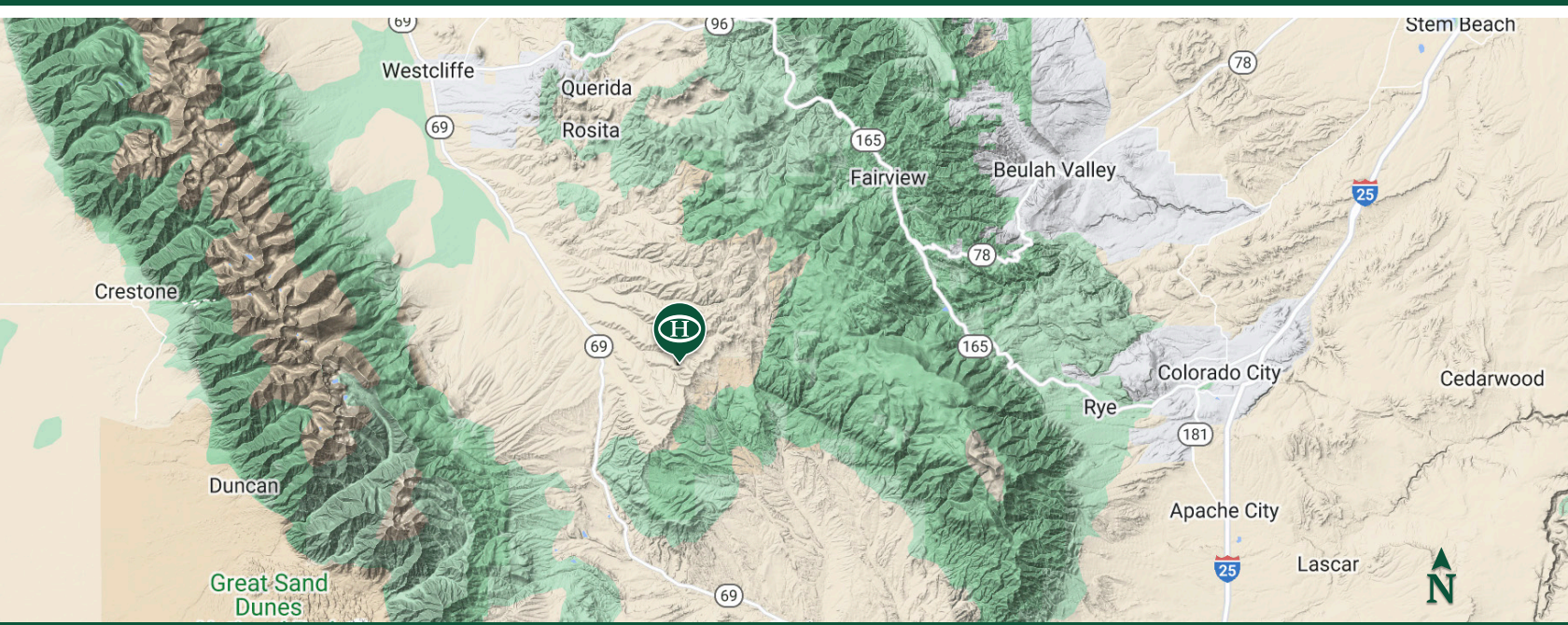






BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary





Recreation

There are plenty of outdoor recreational activities available in and around Custer County! Lake DeWeese Reservoir, located just 30 minutes from the property, offers fishing opportunities year-round. Visitors can enjoy fishing for trout, small-mouth bass, and tiger muskie during the summer months, and ice fishing during the winter months.

The Sangre de Cristo Mountain Ranch is a great destination for hiking and fishing enthusiasts. With 52 high-country lakes, visitors can spend days exploring the wilderness and fishing for a variety of fish species. This is a great opportunity for nature lovers to observe wildlife and take in breathtaking mountain views.

For those who prefer to explore the outdoors on foot, the Rainbow Trail offers 126 miles of wilderness adventure. Visitors can hike through the beautiful mountains and possibly even see some of the local wildlife. The trail is also open to horseback riders and smaller ATVs, making it accessible for a variety of outdoor enthusiasts.

Overall, there are plenty of opportunities for outdoor recreation in and around Custer County, making this property an attractive location for those who enjoy spending time in nature.



Region & Climate

Westcliffe and Silver Cliff Weather

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





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 regards 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 promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"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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testimonials





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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, LLC

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