

# Dream Mountain Retreat

40.00 Acres | Custer County, CO | \$399,000



HAYDEN  OUTDOORS.

## Activities & Amenities

House/Cabin

Off Grid Power

Propane

Solar

Wooded

## Land Details

Address: 1716 Co Rd 327, Westcliffe,  
Colorado 81252, USA

Closest Town: Westcliffe

Total Acres: 40.00

Deeded Acres: 0.00

Leased Acres: 0.00

Zoning: Residential/Ranch

Estimated Taxes: \$1,779.42 - 2023

Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1

Style of Home(s): Tiny Home

Finished Sq. Ft.: 536

Bedrooms: 1

Full Bathrooms: 1

Basement: None

Other Improvements: Solar System

Heating Systems: Forced Air

Foundations: Crawl space/pier

Exterior Features: 1 acre  
fenced around the house



### About This Property

Discover your mountain retreat with stunning views of the Sangre De Cristo Mountains! This 750 sq ft tiny home sits on pristine land dotted with Aspens, Ponderosa Pines, and more. Enjoy peace and quiet with no HOA restrictions. Essential improvements include a solar system, septic, and a 10-gpm well. Outdoor recreation abounds with hiking, fishing, and skiing at nearby Monarch Ski Resort. Just 20 minutes from Westcliffe and accessible to Salida a

### Land

Escape to your own slice of paradise with this stunning property, offering breathtaking views of the majestic Sangre De Cristo Mountains. Enveloped by a natural landscape of Aspens, Ponderosa Pines, Fir, and Spruce trees, this serene setting not only provides peace and quiet but also a unique opportunity to experience Colorado's beauty firsthand. With no covenants or HOA restrictions, you have the freedom to create your dream retreat exactly as you envision it. Enjoy unparalleled wildlife sightings and the tranquil sounds of nature as you embark on your journey of transformation.



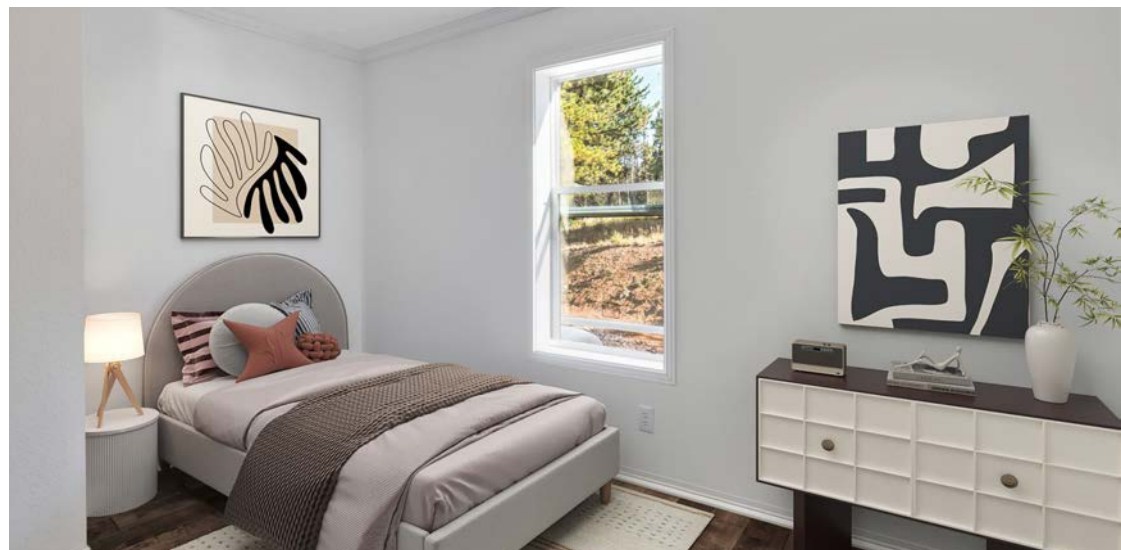


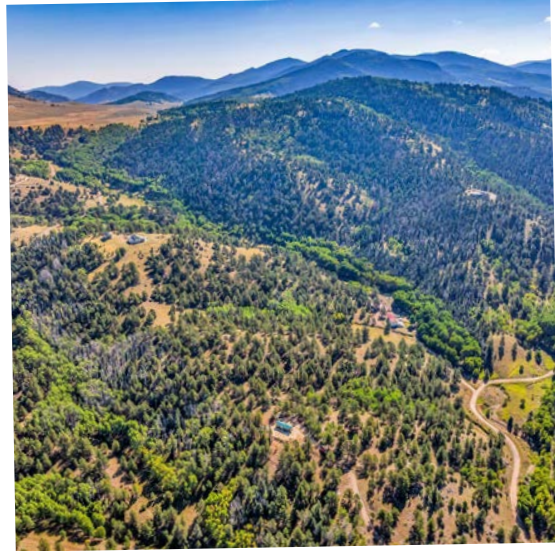
### Improvements

This property comes equipped with essential improvements for immediate enjoyment and future development. A charming 750 sq ft tiny home awaits you, perfect as a cozy living space while you plan your dream home. The tiny home features a modern solar and septic system, ensuring self-sufficiency and eco-friendliness. With power and phone lines readily available at the road, all the conveniences of modern living are at your fingertips. A robust 10-gallon per minute well adds to the complete package, enabling you to fully revel in the joys of mountain living without compromise.

### Recreation

For outdoor enthusiasts, this property serves as a gateway to a plethora of recreational activities. From hiking and ATV riding to horseback riding, hunting, and fishing, you'll find endless opportunities for adventure right on your doorstep. Explore 52 pristine high-country lakes nestled within the Sangre de Cristo mountain range, or traverse the famed Rainbow trail, spanning approximately 125 miles along the base of the mountains from New Mexico to Salida. In winter, the nearby Monarch Ski Resort offers fantastic skiing. At the same time, the Arkansas River provides exhilarating white-water rafting and fly-fishing experiences, ensuring that outdoor fun never has to end.





## 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 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.

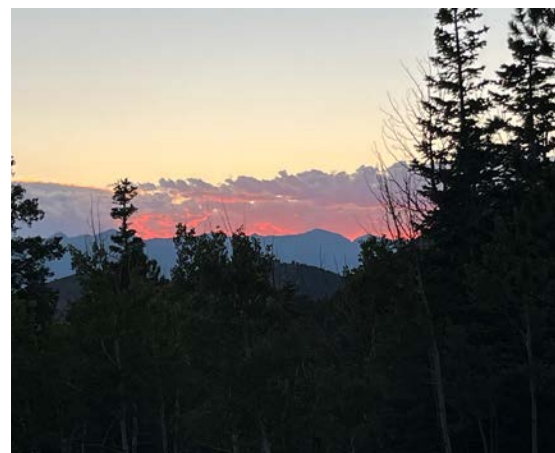
## Weather Highlights

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





## Location

Conveniently located just 20 minutes from the charming town of Westcliffe, this property strikes the perfect balance between seclusion and accessibility. Enjoy the peace of rural living while being within an hour's drive to vibrant towns such as Salida, Canon City, and Pueblo. With easy access to Colorado Springs, just 1.5 hours away, and Denver a mere three hours' drive, you can relish the tranquility of mountain life while remaining connected to urban conveniences. Don't let this incredible opportunity slip away – properties like this are rare gems waiting to be discovered!

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# Hayden Outdoors

## Buyer Process

**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 bring buyers to purchase our properties. We offer cooperating 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."

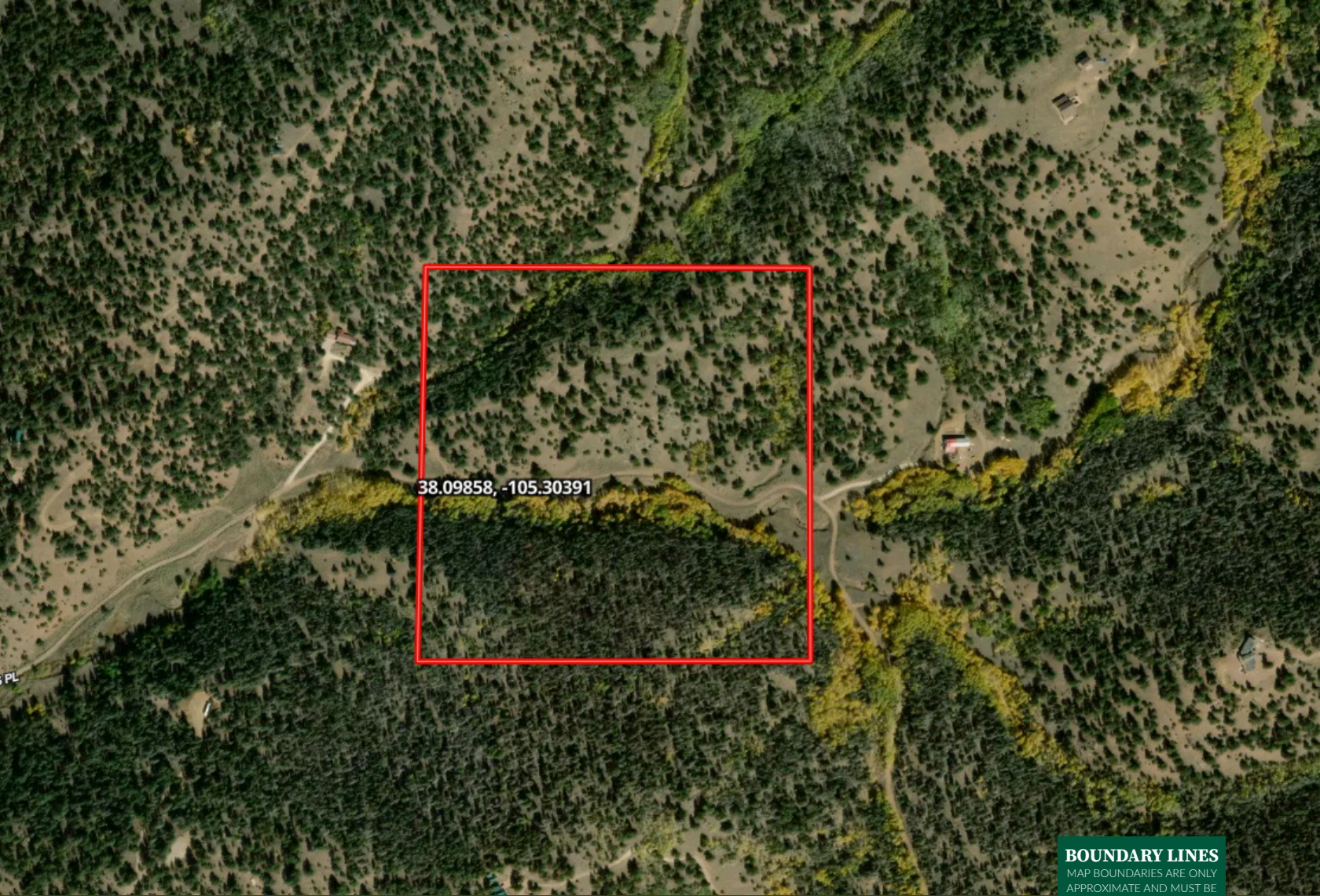


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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testimonials








38.09858, -105.30391

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

 Boundary



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