

# Elkhorn Mountain Ranch

118.87 Acres | Fremont County, CO | \$793,000



HAYDEN  OUTDOORS.



## Activities & Amenities

Cattle/Ranch

Equestrian/Horse Property

House/Cabin

Outbuilding/Barn/Shed/Shop

Wooded

## Land Details

Address: 177 Co Rd 27A, Cotopaxi,  
Colorado 81223, USA

Closest Town: Cotopaxi

Total Acres: 118.87

Deeded Acres: 118.87

Leased Acres: 0.00

Zoning: Residential

Estimated Taxes: \$622.08 - 2023

Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1

Style of Home(s): 1.5 Story

Bedrooms: 2

Full Bathrooms: 1

Basement: None

Outbuildings: 4

Types of Outbuildings: barn, toolshed/  
workshop, bunkhouse, and greenhouse

Heating Systems: Forced Air

Foundations: Crawlspace





## About This Property

Discover a 120-acre paradise north of Westcliffe, just 30 minutes from Canon City! This charming 1,464 SF two-story cabin features 2 bedrooms, a loft, and a covered porch—ideal for gatherings or quiet reflection among tall evergreens. Enjoy numerous improvements, including a workshop, bunkhouse, and barn. Outdoor enthusiasts will love access to hiking, fishing, and skiing nearby, with Westcliffe and urban amenities within easy reach.

## Land

**\*\*Discover Your Slice of Paradise:\*\*** Nestled north of Westcliffe and just 30 minutes from Canon City, this expansive 120-acre property boasts a captivating two-story cabin that perfectly embodies rustic charm. Spanning 1,464 square feet, this cozy 2-bedroom home features a versatile loft, a convenient bathroom, and a dedicated laundry room. The heart of the cabin consists of an open kitchen that seamlessly flows into the inviting living and dining areas, fostering togetherness. Step outside onto the charming covered porch—ideal for lazy afternoons spent lounging with a book or engaging in lively conversations with friends and family. Imagine memorable moments spent swinging or rocking, complemented by the serene backdrop of towering evergreens. This tranquil haven beckons you to create cherished memories in a setting that's all about comfort and connection.







## Improvements

Beyond the cabin, this property is rich with valuable enhancements designed to elevate your living experience. A versatile small workshop offers endless possibilities for hobbies or projects, while an adorable bunkhouse comfortably accommodates guests, ensuring they will always feel at home. A spacious barn stands ready to house your livestock or serve as ample hay storage, reinforcing the practicality that defines this property. With easy access to a well-maintained county road, you can come and go with ease—whether it's for a quick trip to town or embarking on an adventure in your stunning surroundings.

## Recreation

Outdoor enthusiasts will revel in the incredible recreational offerings that surround this property. Whether you enjoy hiking, ATV riding, or horseback riding, this location presents an abundance of opportunities for exploration and adventure. With 52 pristine high-country lakes gracing the Sangre de Cristo mountain range, you'll discover a world of natural beauty at your fingertips. Traverse the renowned Rainbow Trail, stretching approximately 125 miles along the mountains' base from New Mexico to Salida, or embrace the thrill of winter sports at the nearby Monarch Ski Resort. The world-famous Royal Gorge Bridge and 360-acre amusement park is about 30 minutes away and is a fantastic place to marvel at the world's highest suspension, holding that record from 1929 to 2001. For those eager for aquatic escapades, the nearby Arkansas River delivers exciting white-water rafting and exceptional fly-fishing opportunities, promising endless adventures throughout the seasons.







## 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







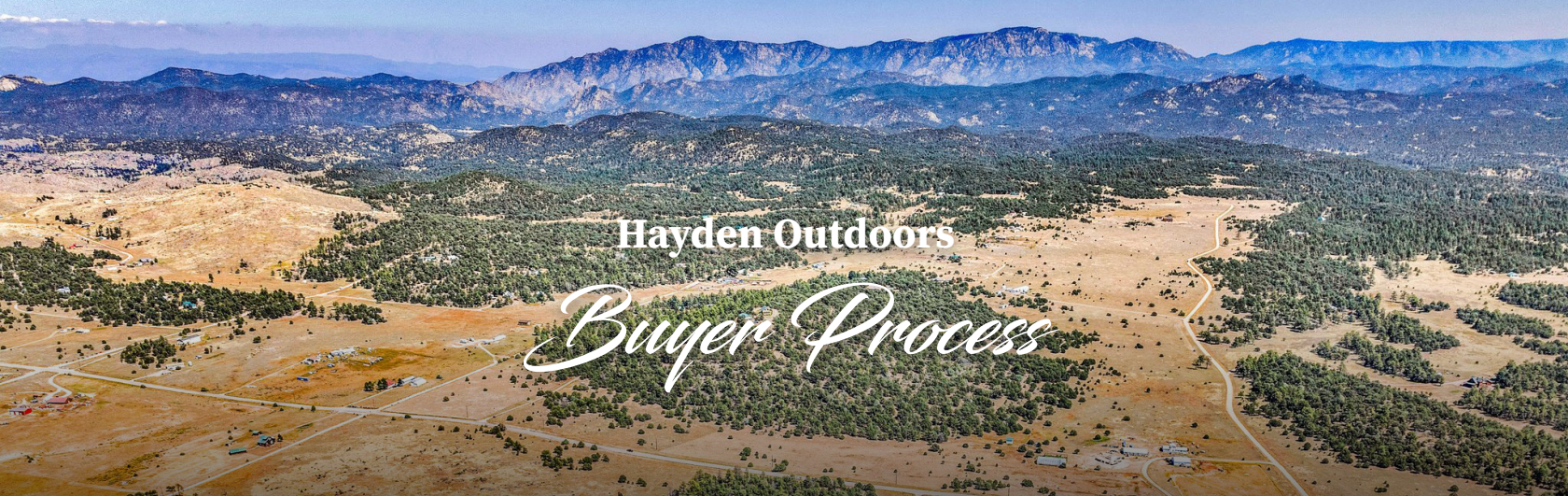
## Location

This property offers a uniquely advantageous location, just 20 minutes from the quaint town of Westcliffe, merging the peace of rural living with the accessibility of urban amenities. Experience the best of both worlds, with Salida, Canon City, and Pueblo all within an hour's drive. Additionally, the convenience of Colorado Springs is merely 1.5 hours away, while Denver lies only three hours from your door, allowing you to savor the tranquility of mountain life without sacrificing connectivity. This exceptional opportunity is truly a rare gem just waiting for you to discover—don't let it slip away!

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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."



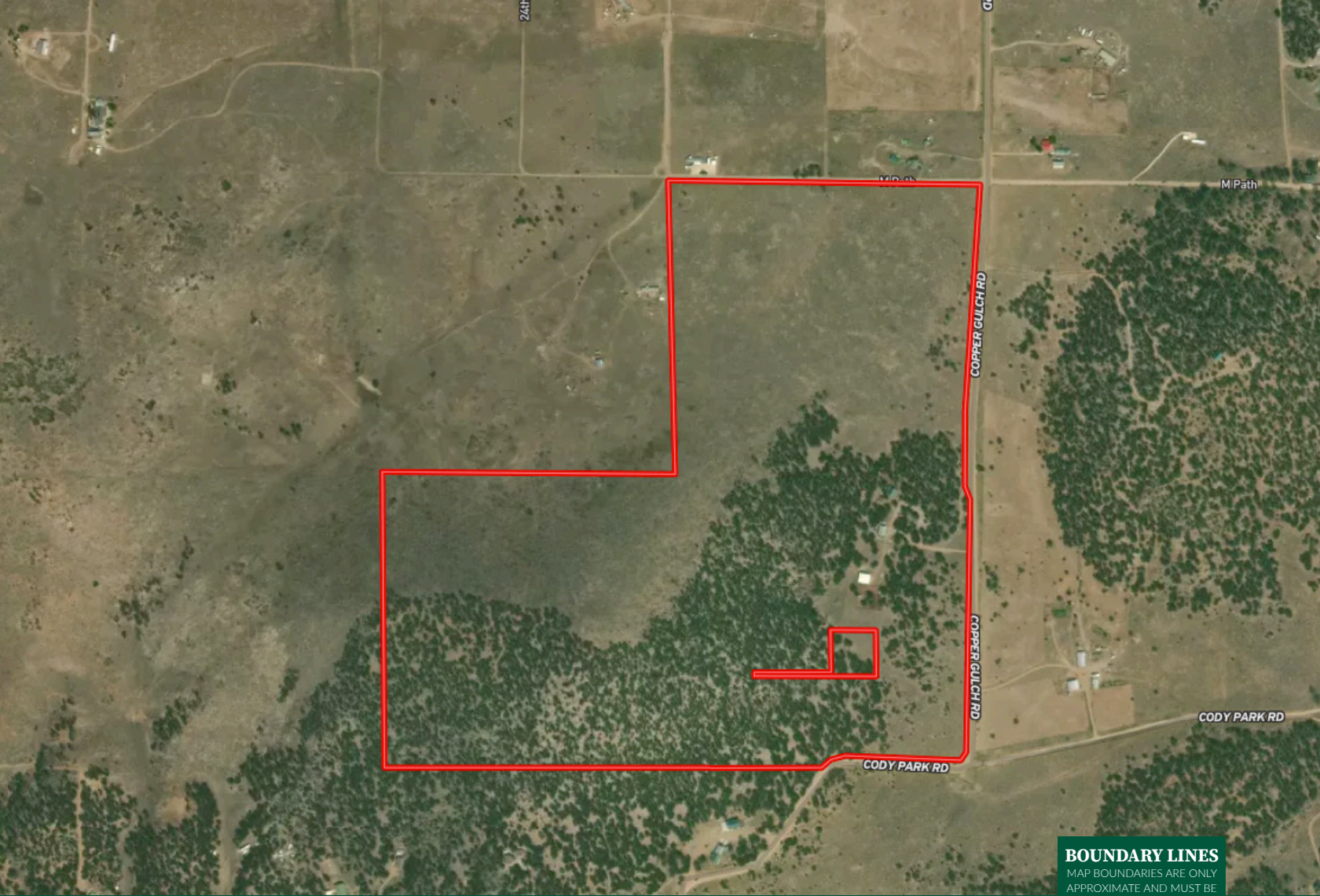
*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

Scan to see more  
testimonials










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

 Boundary



## Twila Geroux

-  Broker Associate, Licensed in CO
-  Twila@HaydenOutdoors.com
-  719.371.4344



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