

# \$675,000 - 1290 Hill Country Road, Westcliffe

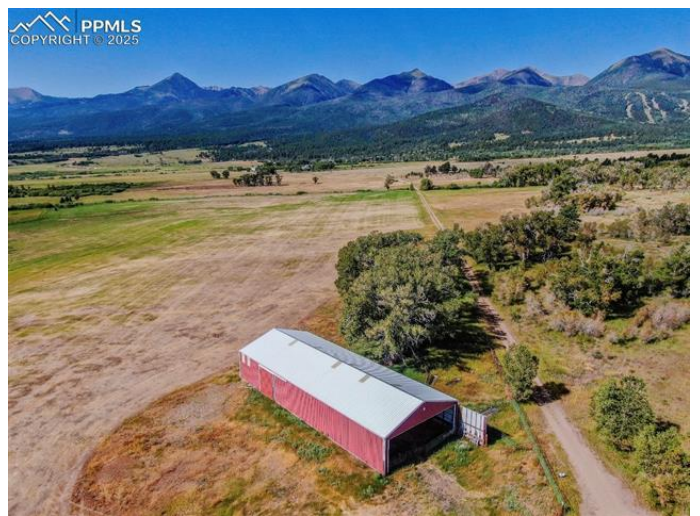
MLS® #1310656

**\$675,000**

Bedroom, Bathroom,  
Land on 40.00 Acres

Conquistador, Westcliffe, CO

Welcome to a true gem of Southern Colorado—40 pristine acres of ranchland nestled near at the base the Sangres in the Conquistador Subdivision just outside the charming Western town of Westcliffe. This remarkable property offers more than just land—it offers a way of life rooted in freedom, beauty, and legacy. Set against the dramatic backdrop of the Sangre de Cristo Mountains, the property boasts panoramic, soul-stirring views that stretch across the entire Westcliffe Valley. Whether you're gazing out over the fields at sunrise or watching the stars ignite over the peaks at night, the natural beauty here is simply unmatched. This is prime horse or cattle country, with excellent adjudicated water rights—a rare and valuable asset in the West—making it ideal for grazing, livestock, and even potential hay production. The land has been carefully maintained and offers the option to be your working ranch, agricultural base, or an inspiring canvas for your mountain dream home. At the heart of the property is a well-built 120x50 Morton barn, a structure as solid as it is versatile. Use it for hay storage, equipment, horses, or customize it for your unique vision. The possibilities are endless. This parcel is wide-open freedom. With agricultural zoning in place, you'll enjoy low property taxes and all the benefits of Colorado ag status. Whether you're a rancher, equestrian, homesteader, or simply seeking your own piece of untamed paradise, this 40-acre tract offers it all—endless sky,



rich soil, water, infrastructure, and awe-inspiring views.

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | 1310656   |
| Price  | \$675,000 |
| Acres  | 40.00     |
| Type   | Land      |
| Status | Active    |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1290 Hill Country Road |
| Subdivision | Conquistador           |
| City        | Westcliffe             |
| County      | Custer                 |
| State       | CO                     |
| Zip Code    | 81252                  |

### Amenities

|          |                                                       |
|----------|-------------------------------------------------------|
| Features | Horses Allowed, Addl Water Rights, Water Ditch Rights |
|----------|-------------------------------------------------------|

### Exterior

|                 |                                                              |
|-----------------|--------------------------------------------------------------|
| Lot Description | 360-degree View, Mountain View, Rural, See Prop Desc Remarks |
|-----------------|--------------------------------------------------------------|

### School Information

|          |                         |
|----------|-------------------------|
| District | C-1-Custer Consolidated |
|----------|-------------------------|

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Great Western Ranch & Land LLC |
|----------------|--------------------------------|



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