

\$650,000 - Lot 3 County Road 119, Westcliffe

MLS® #2953430

\$650,000

Bedroom, Bathroom,
Land on 80.00 Acres

Coleman Ranch, Westcliffe, CO

This beautiful 80-acre parcel sits on the coveted Westcliffe valley floor, just a short drive from the base of the Sangre de Cristo Mountains. With valuable Miller Ditch water rights, this property offers irrigation for hay production, grazing, or other agricultural pursuits. The fertile soils and level terrain make it an ideal setting for a working ranch, hobby farm, or custom rural retreat. The property holds Agricultural status for reduced taxes and is already in two legal parcels-giving you the flexibility to use or sell separately while preserving the valley's 80-acre minimum lot size protection. Electricity is close by, and the wide-open landscape allows for endless possibilities when siting your home, barn, or corrals-all with breathtaking mountain views as your backdrop. With its combination of productive land, water rights, and spectacular scenery, Parcel 3 is an opportunity to create the Colorado ranch life you've been dreaming of. Call today to schedule a tour of this lovely property!



Essential Information

MLS® #	2953430
Price	\$650,000
Acres	80.00
Type	Land
Status	Active

Community Information

Address	Lot 3 County Road 119
Subdivision	Coleman Ranch
City	Westcliffe
County	Custer
State	CO
Zip Code	81252

Amenities

Features	Horses Allowed, Water Ditch Rights, Water Share(s)
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Exterior

Lot Description	360-degree View, Level, Meadow, Mountain View, Rural
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School Information

District	C-1-Custer Consolidated
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Listing Details

Listing Office	Exp Realty LLC
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