

\$825,000 - Lot 2 County Road 119, Westcliffe

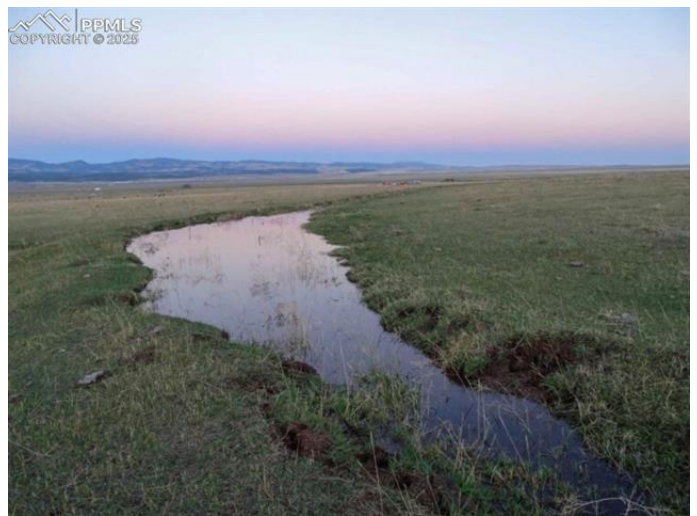
MLS® #3479258

\$825,000

Bedroom, Bathroom,
Land on 80.00 Acres

Coleman Ranch, Westcliffe, CO

Situated just minutes from the base of the majestic Sangre de Cristo Mountains, this remarkable 80-acre parcel offers a rare combination of fertile valley-floor soil, sweeping mountain vistas, and highly valuable water rights. With Hartbauer Ditch #1 (a senior water right) plus Hartbauer Ditches #6, #7, and #8 (junior rights), this property gives you the potential for outstanding irrigation for hay production, pasture, or other agricultural uses. The land enjoys Agricultural status, keeping property taxes low, and is already in two legal parcels-offering flexibility for future use while still maintaining the valley's 80-acre minimum lot size restriction to protect the area's open space and rural character. Electricity is nearby, and the wide-open terrain means you can position your dream ranch, custom home, or equestrian facilities to maximize those postcard-perfect views. Whether you're a hay producer, rancher, or land investor, this is a rare opportunity to secure prime acreage in one of Colorado's most breathtaking valleys. Call today to schedule a tour of the property!



Essential Information

MLS® #	3479258
Price	\$825,000
Acres	80.00
Type	Land
Status	Active

Community Information

Address	Lot 2 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, Stream/Creek
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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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