

\$1,475,000 - County Road 119, Westcliffe

MLS® #4416777

\$1,475,000

Bedroom, Bathroom,
Land on 80.00 Acres

Coleman Ranch, Westcliffe, CO

Step into 160 acres of boundless opportunity in the heart of the Wet Mountain Valley—where fertile valley-floor soil, unbroken horizons, and commanding views of the Sangre de Cristo Mountains converge into one exceptional property. Perfectly level and drenched in year-round Colorado sunshine, this ground is currently fallow—offering a rare, untouched canvas for your vision. Whether your dream is to establish a productive haying operation, run cattle or horses, or design a showpiece estate, the land is the foundation upon all else is built. This property boasts both senior and junior water rights from the Hartbauer 1, 6, 7, 8, and Miller ditches—an invaluable asset in Colorado agriculture. The fallow soil is rich with possibilities, and with irrigation sources, your agricultural potential is as big as the Colorado sky. Already configured as two separate 80-acre legal parcels, you have the flexibility to purchase the full 160 acres or choose the tract that best suits your goals. On the valley floor, local land-use regulations require a minimum of 80 acres per parcel, a measure that preserves the area's open space, prevents overdevelopment, and maintains the pristine, uncluttered views that make this valley so extraordinary. Electricity is nearby, access is straightforward, and the setting is nothing short of spectacular—just minutes from the mountains, with postcard-worthy views that shift in mood and color with every season. Opportunities like this—large,



contiguous acreage with historic water rights are becoming increasingly scarce in Westcliffe. This isn't just land; it's the chance to plant your legacy in one of Colorado's most coveted agricultural corridors. Come see it in person, and let the possibilities take root.

Essential Information

MLS® #	4416777
Price	\$1,475,000
Acres	80.00
Type	Land
Status	Active

Community Information

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

Amenities

Features	Fence-Perimeter, 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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