

**Agape Valley - Colorado Mountain Event Center and RV
Park for Sale in Westcliffe**
2299 County Road 328
Westcliffe, CO 81252

\$2,890,000
653± Acres
Custer County



Agape Valley - Colorado Mountain Event Center and RV Park for Sale in Westcliffe Westcliffe, CO / Custer County

SUMMARY

Address

2299 County Road 328

City, State Zip

Westcliffe, CO 81252

County

Custer County

Type

Hunting Land, Ranches, Residential Property, Recreational Land, Horse Property

Latitude / Longitude

38.136443 / -105.287316

Dwelling Square Feet

3720

Bedrooms / Bathrooms

8 / 5

Acreage

653

Price

\$2,890,000

Property Website

<https://aspenranchrealestate.com/property/agape-valley-colorado-mountain-event-center-and-rv-park-for-sale-in-westcliffe-custer-colorado/81041/>



PROPERTY DESCRIPTION

Agape Valley - A Versatile Legacy Property in the Wet Mountain Valley *Seller Financing Available*

Nestled in the heart of Colorado's stunning Wet Mountain Valley near Westcliffe, **Agape Valley** is a truly unique offering—spanning over **653 deeded acres** of pristine wilderness, protected meadows, and forested hillsides. With its blend of historic charm, functional infrastructure, and conservation-minded land use, this property is ideally suited for outdoor retreats, recreation, ranching, or even a small-scale hospitality venture. Elk bugle in the early fall mornings, wildflowers bloom in the summer, and visitors can unwind beneath the towering canopy of old-growth forest. This is a place where peace, purpose, and possibility intersect.

Key Features of Agape Valley

- **653 Deeded Acres** per 2022 Improvement Survey Plat
- **Diverse Topography** with meadows, timber, trails, and natural springs
- **Conservation-Minded Layout** with 627 acres under easement and 2 designated building envelopes
- **Event Infrastructure** with a central 40-acre non-eased parcel featuring RV park, cabins, pavilion, and bath house
- **Residential Improvements** including a 3,000 sq. ft. log home and 1,300 sq. ft. manager's home
- **RV Facilities** with 19 full-hookup sites (water, sewer, electric) and 10 additional sites with water and power
- **Outdoor Gathering Space** featuring steel-roofed open-air pavilion, kitchen cabin, and improved septic
- **Wildlife Habitat & Hunting Potential** for elk, mule deer, and more, located in GMU 84
- **Trail System & Wetland Corridor** ideal for hiking, birding, and nature immersion
- **Easy Access** to Westcliffe (20 minutes), Colorado Springs Airport (1.5 hrs), and under 2 hrs to Denver

Thoughtful Land Design and Conservation Layout

The property is arranged in a balanced blend of conservation and utility. At the heart of the ranch lies a **40-acre legal parcel** with no conservation easement—designed for infrastructure and active use. This central area features the **historic 3,000 sq. ft. log home**, two guest cabins, a kitchen building, bath house, **19 full-service RV sites**, and an additional **10 RV sites with water and power**. It's all situated beneath a shaded old-growth forest canopy with grassy clearings and developed trails—a naturally inviting space for **events, retreats, and recreational camping**.

The area is serviced by a **commercial well feeding a large cistern**, supporting multiple uses including sprinkler irrigation and the event area's water needs. Recent septic system upgrades have been completed to modern standards, ensuring both compliance and operational functionality.

Surrounding this central zone are **two large conservation parcels—550 acres and 62 acres**, each protected under a **Colorado Open Lands easement**, maintaining the land's beauty while preserving development flexibility. The easement includes **two reserved building envelopes** of approximately 20 acres each (with final home sites to be refined within 5-acre conceptual envelopes). The **manager's home** currently sits on the easternmost 62-acre parcel, offering caretaker proximity while maintaining privacy.

Multi-Use Outdoor Recreation & Wildlife Habitat

Beyond its potential as a retreat venue, Agape Valley is a haven for outdoor recreation. A **diverse wetland corridor** winds through the center of the ranch, home to salamanders, frogs, and waterfowl. A well-developed **trail network** weaves through hillsides and forests, ideal for hiking, trail running, or peaceful exploration.

Wildlife flourishes here—**elk, mule deer, wild turkey**, and other species use the ponds and meadows for water and forage. During early September, the sound of bull elk bugling can echo through the trees. Given the acreage, the property is eligible to apply for **Colorado Landowner Tags** for mule deer and elk in **GMU 84**, and past outfitters in the region have found consistent success.

Accessibility Meets Seclusion

While **Agape Valley** offers true seclusion, it's also surprisingly accessible. A **county-maintained road** leads to the main entrance, and the property is just **20 minutes from downtown Westcliffe**, where you'll find groceries, coffee, and local charm. From the ranch, you're **under two hours to Denver** and just **1.5 hours from the Colorado Springs Airport**, making it an ideal location for weekend retreats, seasonal stays, or full-time living.

Agape Valley - A Place of Possibility

Whether you're looking to establish a wellness or yoga retreat, launch a boutique RV lodge, host events, or manage a wildlife-rich mountain ranch, **Agape Valley** offers a rare and turnkey opportunity. Its careful layout, protected lands, and multi-use improvements provide flexibility, while its natural setting offers something intangible—a sense of peace, space, and possibility.

Co-Listing Agent: **Jake Hubbell, ALC | United Country | Colorado Brokers** - [970-250-9396](tel:970-250-9396) or jakeDhubbell@gmail.com

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All information, including acreage, water rights, improvements, and features, is based on a 2022 Improvement Survey Plat and public sources. Buyer to independently verify all information.

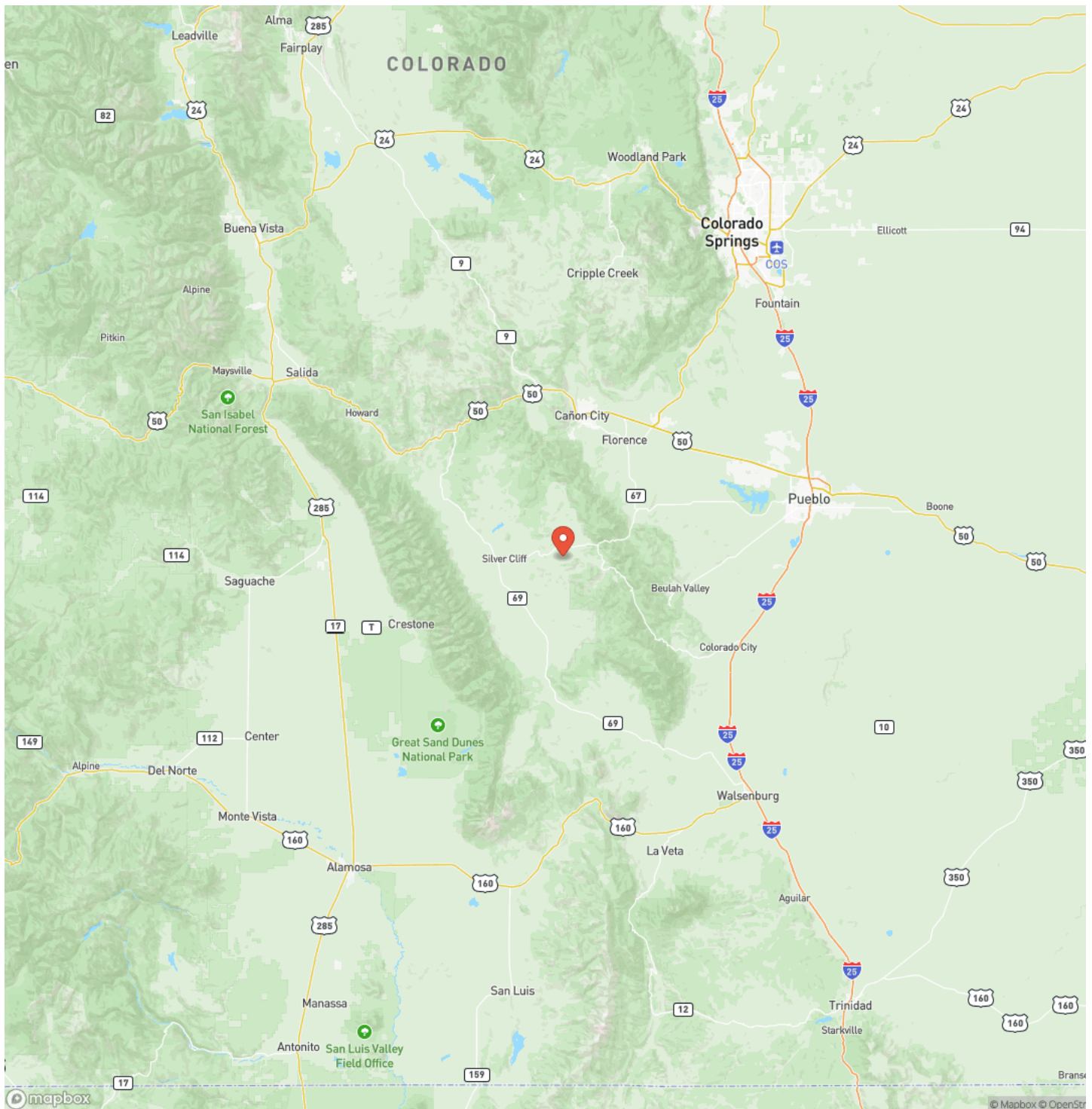
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Westcliffe, CO / Custer County**



Locator Map



Locator Map



MORE INFO ONLINE:

aspenranchrealestate.com

Satellite Map



Agape Valley - Colorado Mountain Event Center and RV Park for Sale in Westcliffe Westcliffe, CO / Custer County

LISTING REPRESENTATIVE

For more information contact:



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NOTES

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