

Cristo Vista Ranch South - 240
3870 County Road 125
Westcliffe, CO 81252

\$1,609,780
240± Acres
Custer County



Cristo Vista Ranch South - 240
Westcliffe, CO / Custer County

SUMMARY

Address

3870 County Road 125

City, State Zip

Westcliffe, CO 81252

County

Custer County

Type

Farms, Business Opportunity, Lot, Horse Property, Commercial,
Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

38.01755 / -105.462357

Acreage

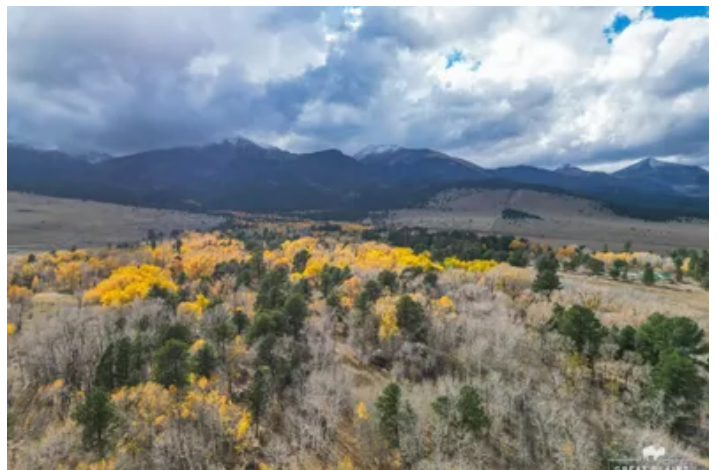
240

Price

\$1,609,780

Property Website

<https://greatplainslandcompany.com/detail/cristo-vista-ranch-south-240-custer-colorado/93351/>



Cristo Vista Ranch South - 240 Westcliffe, CO / Custer County

PROPERTY DESCRIPTION

Cristo Vista Ranch North - Exceptional 240 Acre offering of the 820 Acre Ranch at the Base of the Sangre de Cristo Mountains

Welcome to Cristo Vista Ranch, a rare opportunity to own one of the most remarkable properties in Colorado's stunning Wet Mountain Valley. This expansive 240-acre ranch combines productive agricultural land, abundant water resources, and unparalleled recreational opportunities—all with the flexibility to develop or subdivide as you envision.

Prime Location & Access Situated at the base of the majestic Sangre de Cristo Mountains, this property offers both seclusion and convenience, located just 10 minutes from the charming town of Westcliffe, Colorado.

Exceptional Water Resources

- Multiple creeks flowing through the property: Middle and South Colony Creeks
- Extensive water rights portfolio—among the most substantial in the entire Wet Mountain Valley
- Excellent potential for additional water features
- Contact broker for detailed information on the valuable water rights package

Unmatched Development Potential Unlike most properties in the area, this ranch is not encumbered by a conservation easement, providing exceptional flexibility for future development, subdivision, or estate planning. This rare attribute sets it apart from comparable properties and opens the door to numerous possibilities. The current owner is amenable to selling smaller tracts from the 240, please contact broker for additional information.

World-Class Hunting & Recreation This is truly a sportsman's paradise, offering trophy-quality hunting for elk, deer, antelope, and turkey. The property qualifies for Colorado's Landowner Preference Point Program, ensuring an abundance of big game permits for you and your guests.

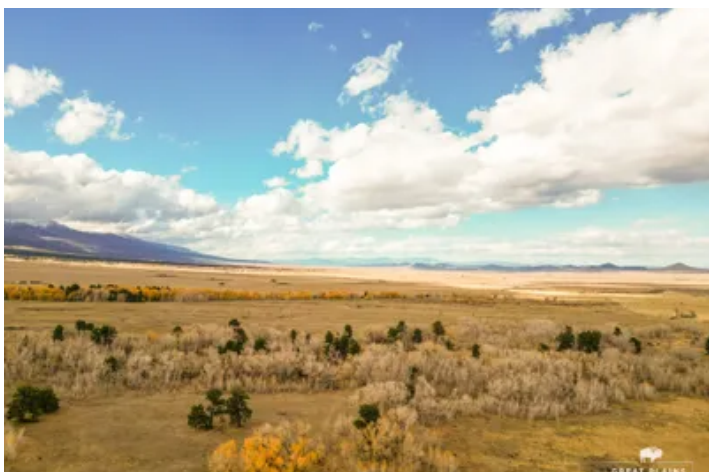
Located in GMU 86 with Over-The-Counter elk licenses available for both 2nd and 3rd rifle seasons (residents and nonresidents), you're guaranteed the ability to hunt elk on your own property every single year—an increasingly rare privilege in Colorado.

Investment Opportunity The combination of productive agricultural land, exceptional water rights, prime location, development flexibility, and extraordinary recreational amenities makes this property a sound investment with significant appreciation potential.

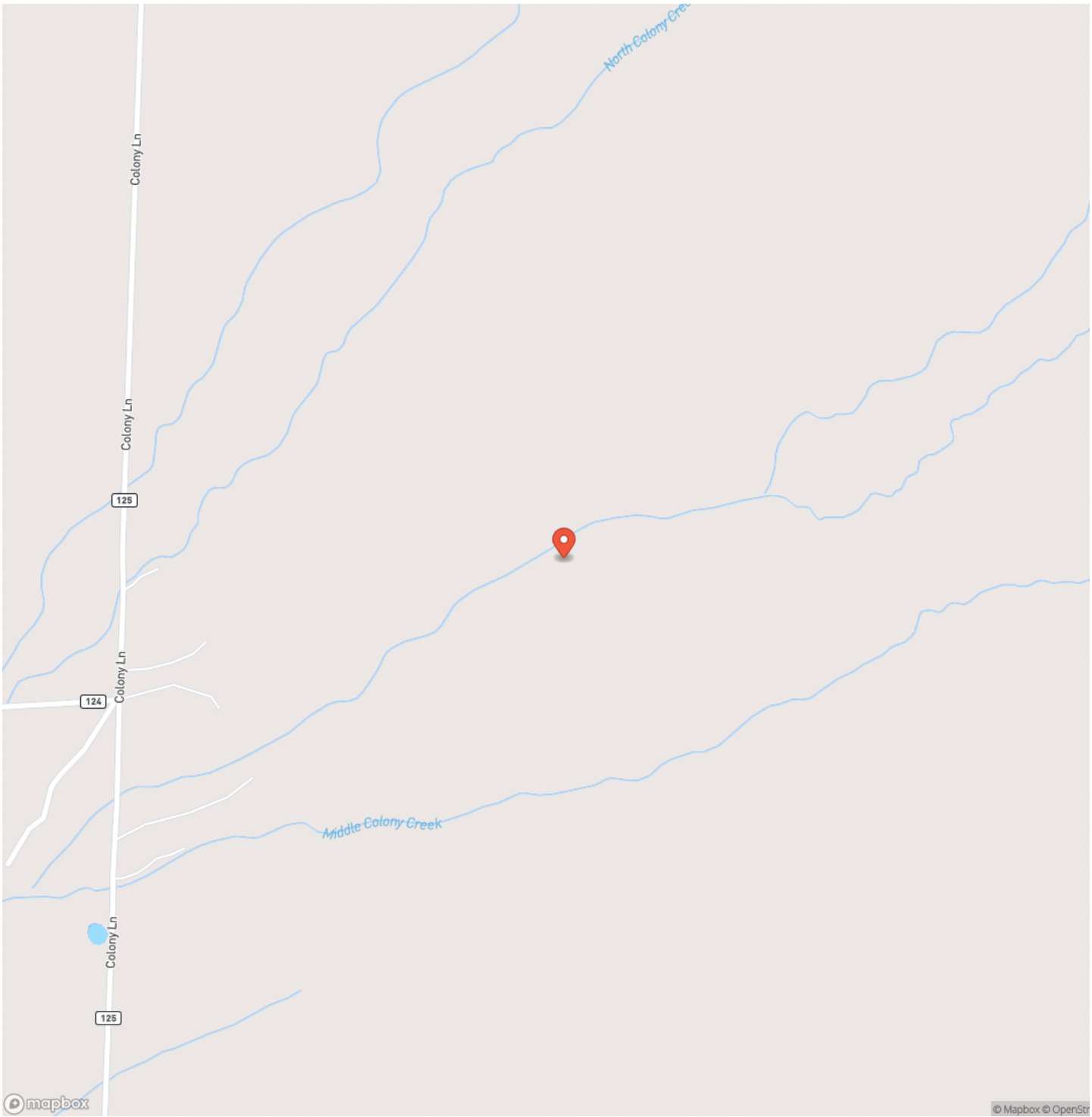
This is a once-in-a-generation offering in one of Colorado's most desirable mountain valleys. Contact us today to learn more about this extraordinary ranch and schedule your private showing.

The details provided have been gathered from sources deemed trustworthy, but their accuracy and completeness have not been independently verified. Great Plains Land Company offers no assurances, warranties, or guarantees regarding the information presented. Great Plains Land Company bears no responsibility or liability for any inaccuracies, omissions, or reliability issues within this content. It is strongly advised that you perform your own thorough, independent investigation of the property and confirm all information yourself. Any decision to rely on this information is made entirely at your own discretion and risk.

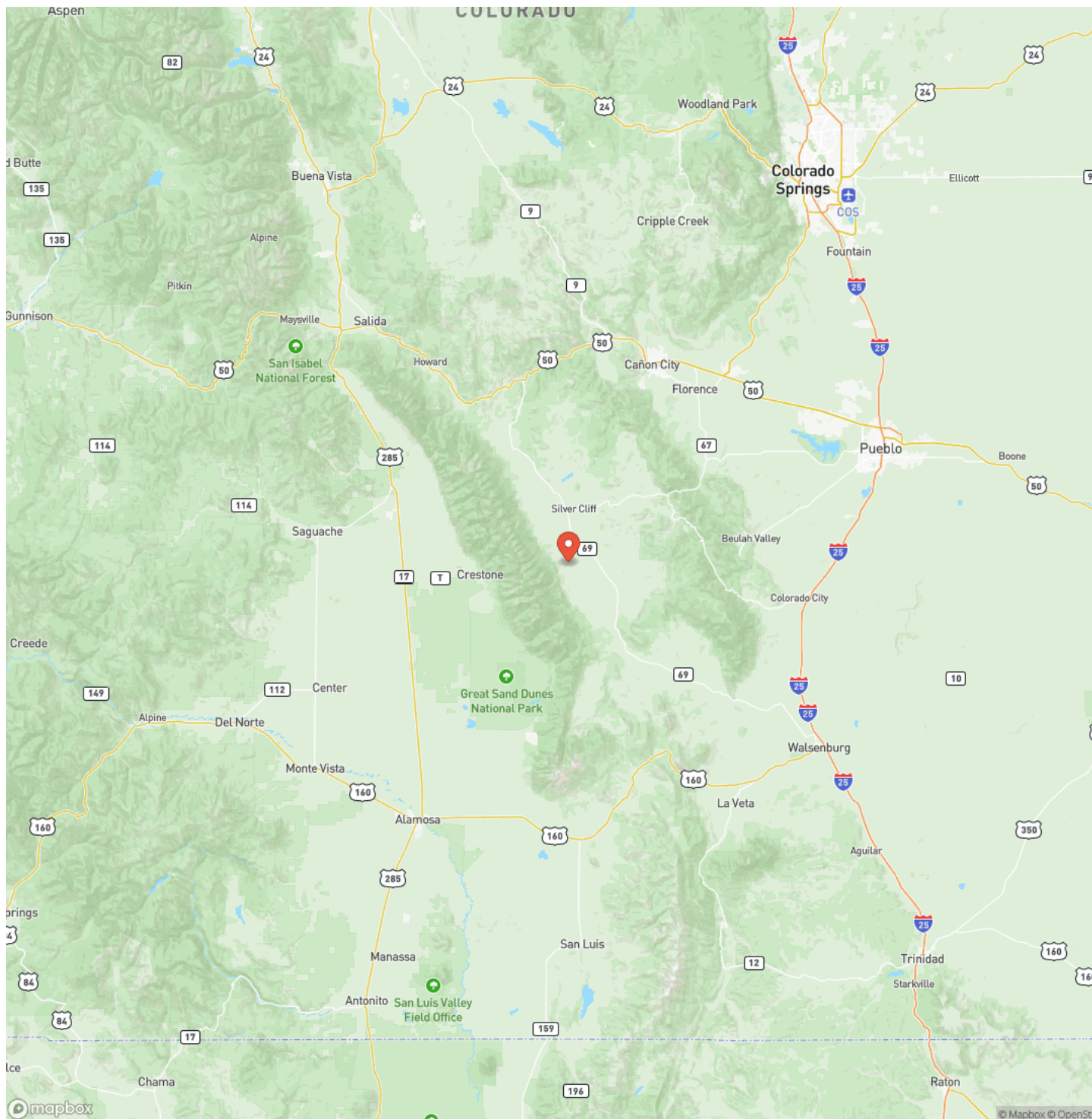
**Cristo Vista Ranch South - 240
Westcliffe, CO / Custer County**



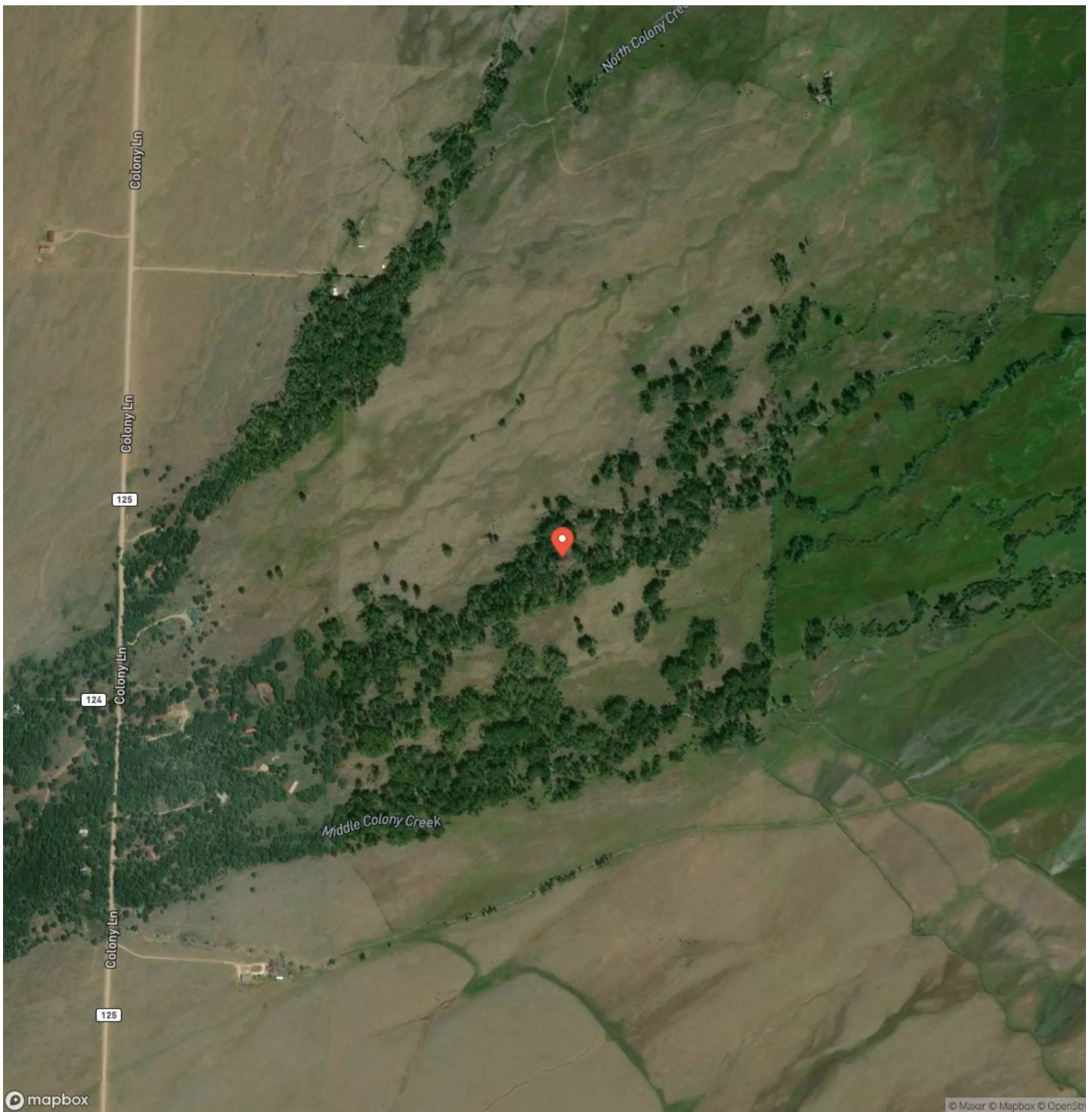
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ethan Janicki

Mobile

(303) 963-6738

Email

ethan@greatplains.land

Address

3460 E. Nielsen Ln

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com

