

**Cristo Vista Ranch**  
3870 County Road 125  
Westcliffe, CO 81252

**\$5,500,000**  
820± Acres  
Custer County





**Cristo Vista Ranch**  
**Westcliffe, CO / Custer County**

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**SUMMARY**

**Address**

3870 County Road 125

**City, State Zip**

Westcliffe, CO 81252

**County**

Custer County

**Type**

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

**Latitude / Longitude**

38.025991 / -105.461705

**Acreage**

820

**Price**

\$5,500,000

**Property Website**

<https://greatplainslandcompany.com/detail/cristo-vista-ranch-custer-colorado/93245/>



## **PROPERTY DESCRIPTION**

### **Cristo Vista Ranch - Exceptional 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 820-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.

#### **Agricultural Excellence**

- 200 acres of established irrigated hay and pasture land
- 2 solar-powered agricultural wells providing sustainable water supply
- Multiple creeks flowing through the property: North, Middle, and South Colony Creeks
- Extensive water rights portfolio—among the most substantial in the entire Wet Mountain Valley
- Current pond with 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 820, 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.

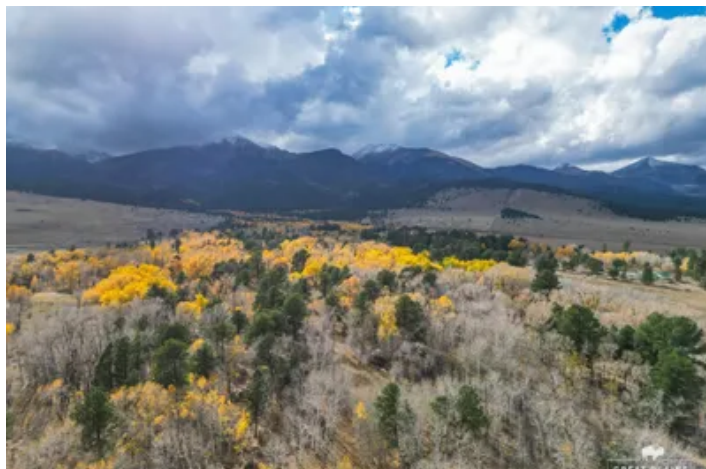
**Investment Opportunity** The combination of productive agricultural land, exceptional water rights, prime location, development flexibility, and extraordinary recreational amenities makes this property a sound investment with significant appreciation potential.

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.

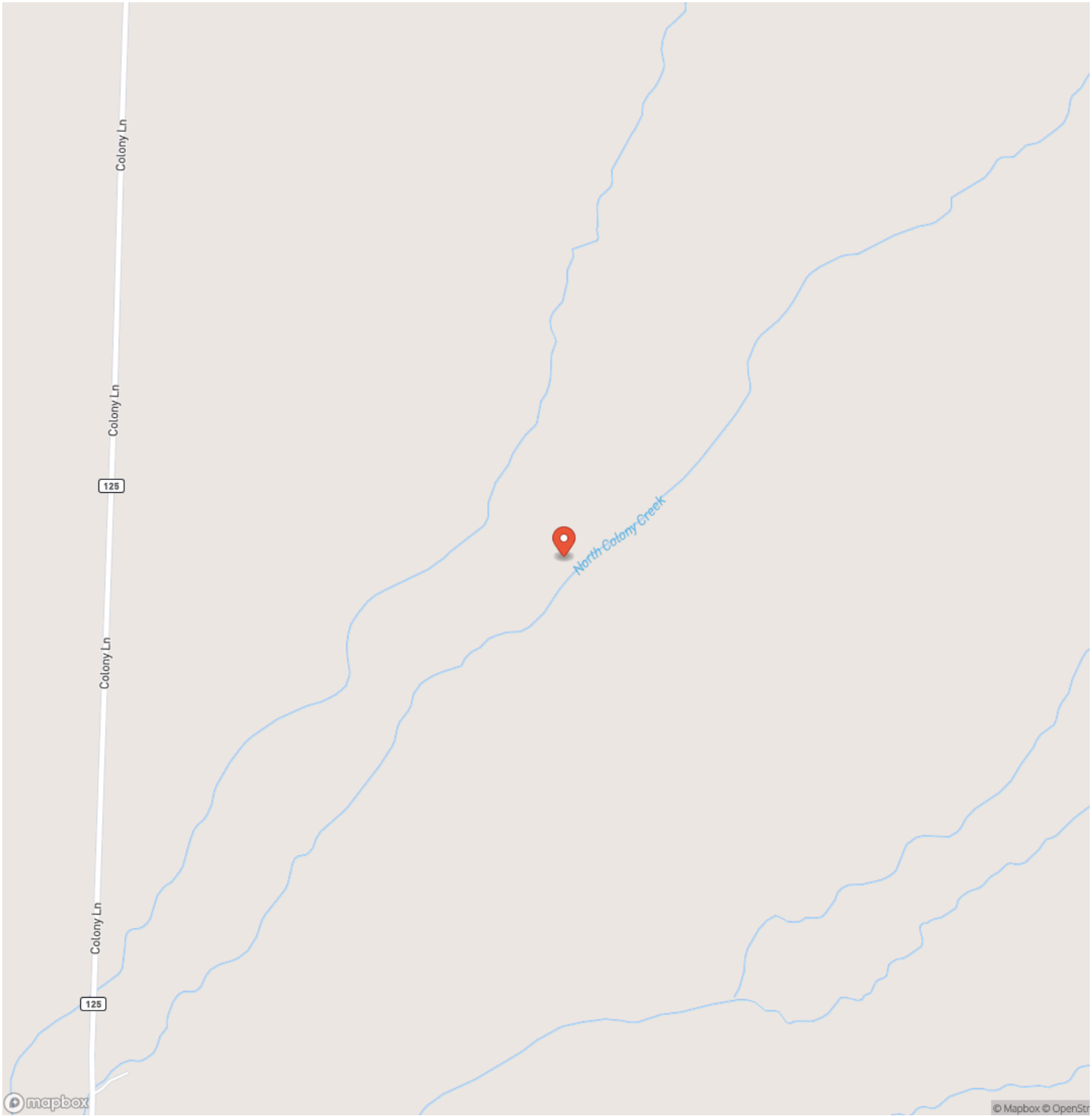
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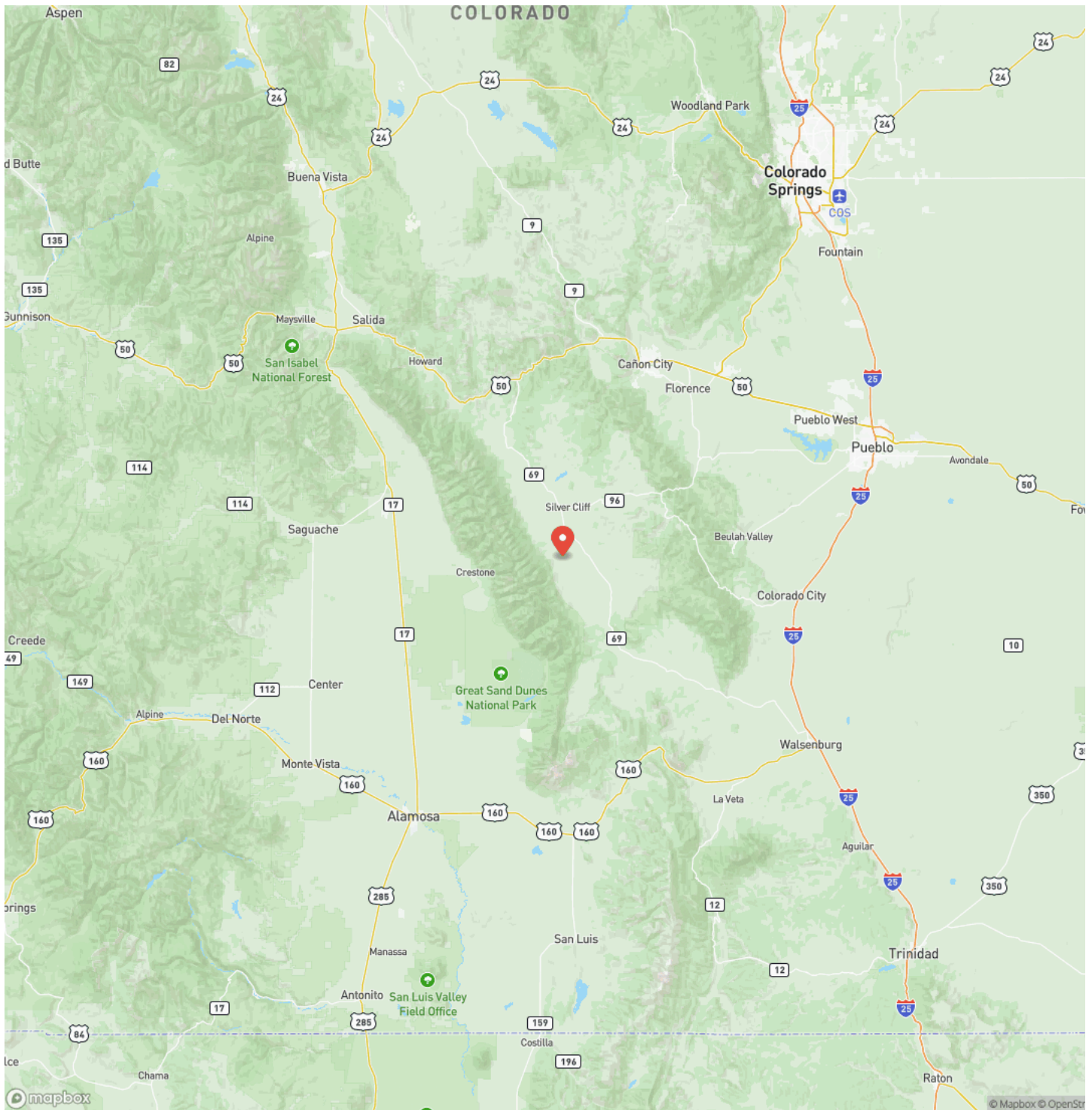


# Locator Map

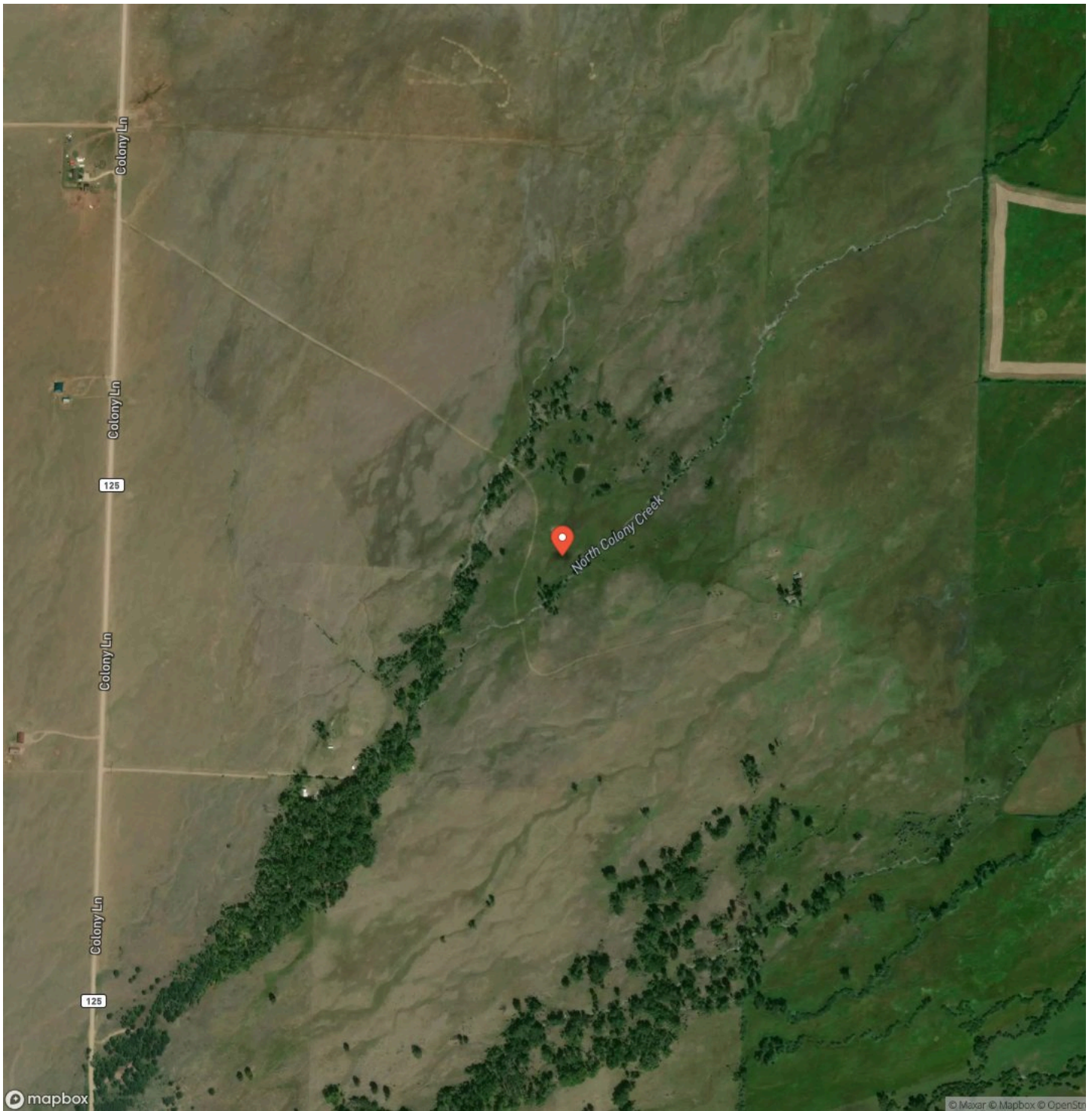




## Locator Map



## 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.



## This image shows a single 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.



**MORE INFO ONLINE:**  
**greatplainslandcompany.com**

## **DISCLAIMERS**

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