

Pass Peak Dr 41.2 +/- - Westcliffe, CO  
765 Pass Peak Drive  
Westcliffe, CO 81252

**\$100,000**  
41.200± Acres  
Custer County



**Pass Peak Dr 41.2 +/- - Westcliffe, CO  
Westcliffe, CO / Custer County**

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**SUMMARY**

**Address**

765 Pass Peak Drive

**City, State Zip**

Westcliffe, CO 81252

**County**

Custer County

**Type**

Undeveloped Land

**Latitude / Longitude**

37.940752 / -105.313209

**Taxes (Annually)**

1570

**HOA (Annually)**

100

**Acreage**

41.200

**Price**

\$100,000

**Property Website**

<https://greatplainslandcompany.com/detail/pass-peak-dr-41-2-westcliffe-co-custer-colorado/99185/>



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**PROPERTY DESCRIPTION**

Discover the perfect blend of privacy, accessibility, and breathtaking scenery on this nearly 42-acre parcel in Westcliffe, Colorado. Fully fenced and ready for your vision, this exceptional property features a newly drilled well and offers year-round access, making it ideal for building your dream home or mountain retreat.

Enjoy unobstructed, panoramic views of the majestic Sangre de Cristo Mountains right from your future front porch. With just a half-mile to a paved highway, you'll appreciate the convenience of easy access while still savoring the peace and quiet of wide-open Colorado landscapes. Located in Centennial Ranch, this area has no restrictions, very relaxed covenants and only \$100 per year dues.

Whether you're looking to build now or invest for the future, this ready-to-build property provides the space, infrastructure, and stunning setting to bring your mountain lifestyle dreams to life.

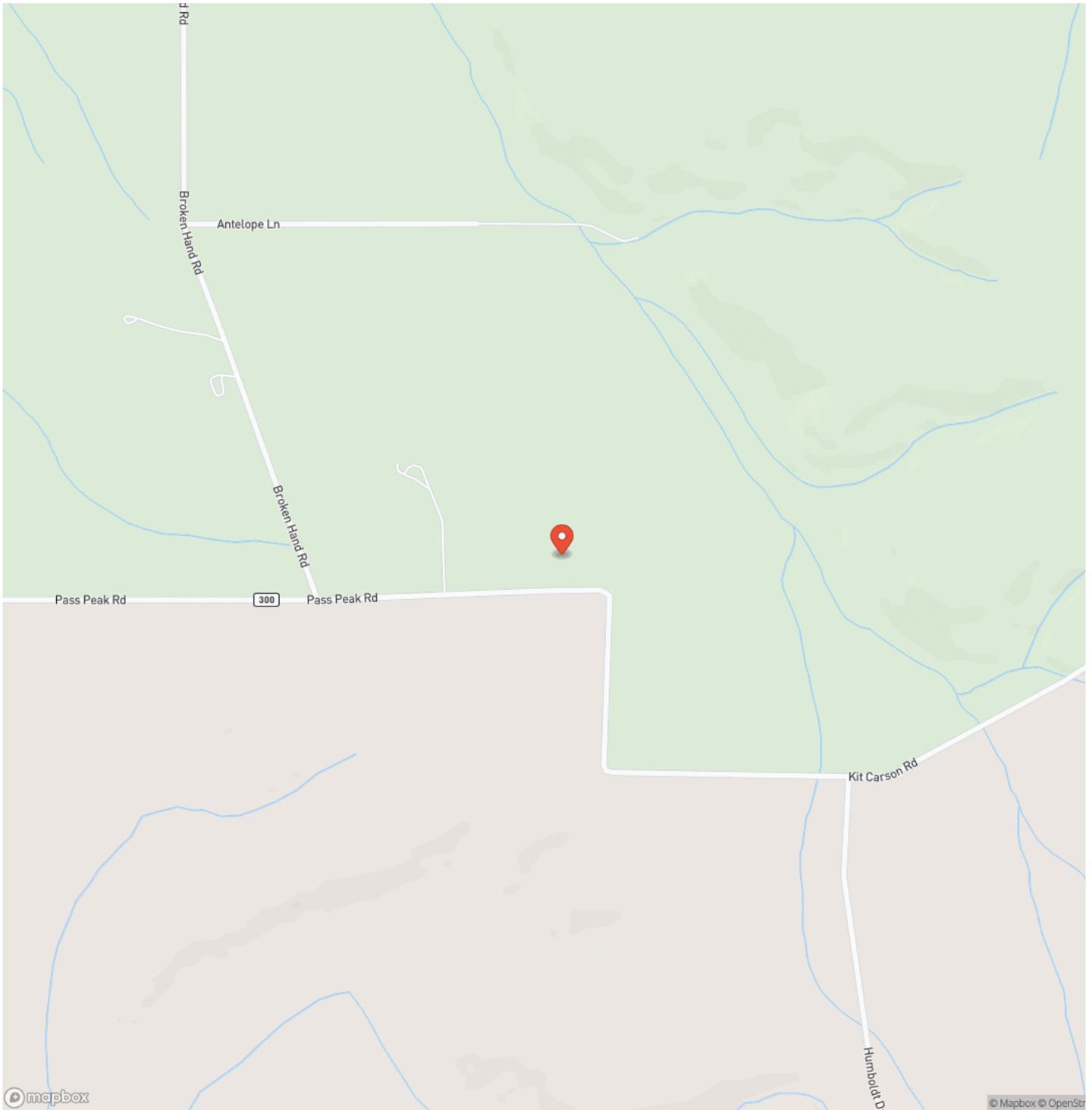
Call for an exclusive showing !

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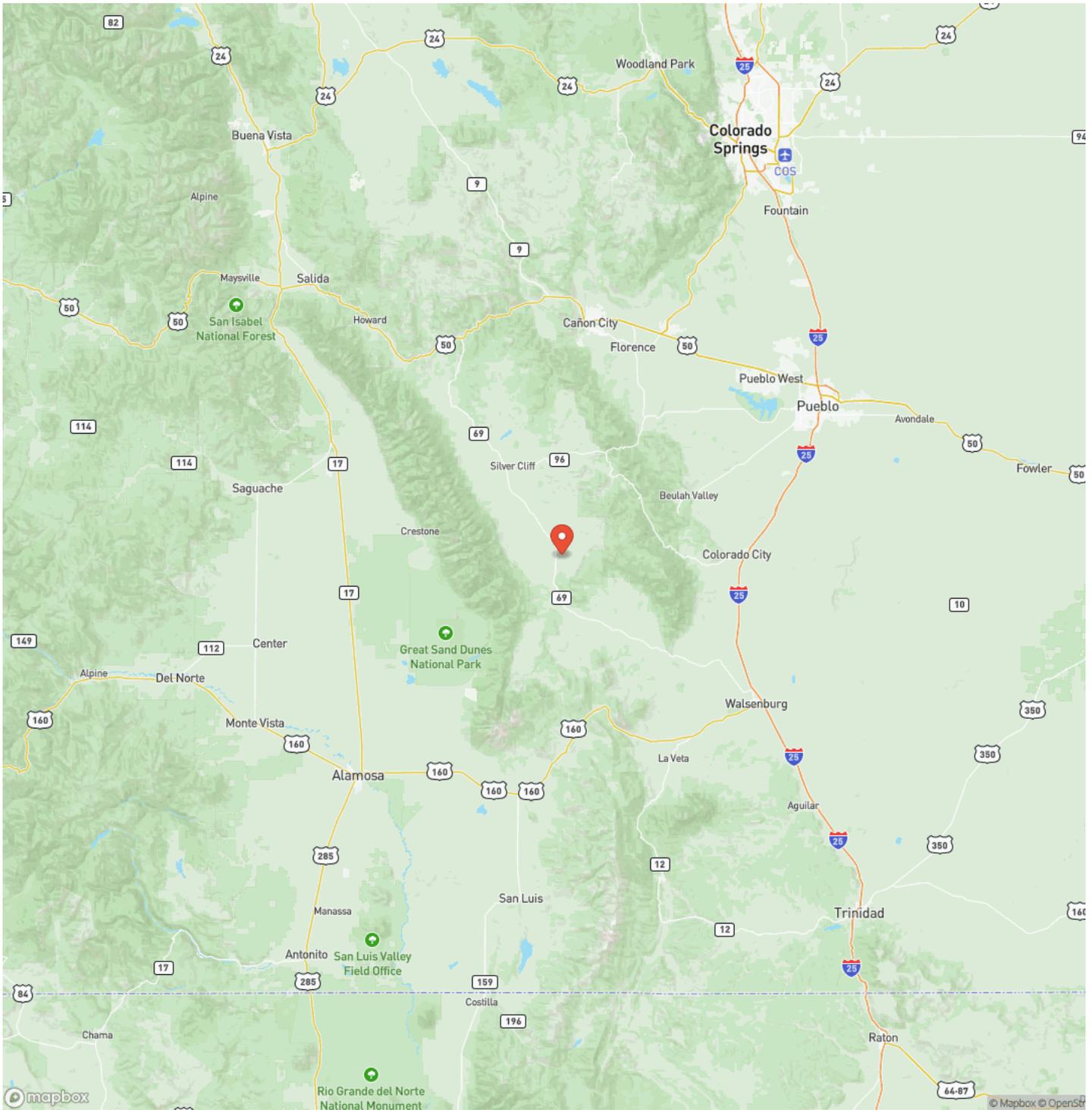
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## Locator Map



## Locator Map



## Satellite Map







## **DISCLAIMERS**

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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.

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