



## **Great Rock, Custer County, Colorado, 46.03 Acres**

**\$395,000**

- Agriculture, Big Game, Off-Road, Timberland, Wildlife Viewing

Scenic and highly usable mountain property with existing improvements! This includes a driveway, metal building, underground power, septic, and a well. The parcel offers meadows and timbered areas and an elevated section of land that has a beautiful rock outcropping. The high-point of the land provides an unparalleled panoramic view of the Sangre de Cristo Mountain range and the small town of Westcliffe in the valley below. On the east side of the property there is a Cleary 40x60 ft metal building with concrete floors which is tucked conveniently near the shade of the tall pines. This Cleary building was done right, has been well cared for, and is in great shape!

This is an estate sale, so the property and building are being sold “as is” “where is”. The building would serve as a great workshop but also has amenities such as power, water, a bathroom, washer/dryer, and a kitchenette with a microwave. There is also a large infrared heating tube providing radiating warmth on cold days. A portion of the building has been framed and dry walled to separate it from the other half. The 46 acres of land has plenty of usable space to build a dream home or horse barn if desired.

Great Rock offers numerous uses as an outdoor recreational mountain property. The property is a recreational base for many activities with over 300+ days of sunshine and fresh mountain air. Enjoy horse back riding, hiking, ATV use, camping, hunting, and more in the nearby San Isabel National Forest and Sangre De Cristo Wilderness. Day trips may also include a trip to DeWeese Reservoir State Wildlife Area, world class rafting or fly fishing along the Arkansas River or winter skiing at Monarch Mountain.

The property is located on a County maintained gravel road and only 5 minutes from freshly paved Highway 96. From the property it is 15 minutes into the mountain town of Westcliffe. Easily accessible from the major Colorado cities. The land is

fenced on three sides and features a flat gravel driveway that provides year-round access to the building.

### Improvement Roundup

- 40x60 Cleary metal building
- 3/4 Bathroom
- 3 garage doors (11 ft tall)
- Spray Foam Insulated
- Underground power
- Underground propane tank
- Septic
- Water well with hydrant
- Insulated and a portion dry walled
- Washer/Dryer
- Kitchenette with microwave and cabinet storage
- Heating System (Infrared tube heater) commercial grade
- Equipment and vehicle storage
- Storage areas, shelving and cabinets throughout building.

### Main Info

- Street Address : 4485 County Road 260
- Lot Size Acres : 46.03 Acres
- Postal / Zip Code : 81252
- Dwelling : No
- State / Province : Colorado
- (Assessor) Parcel Number : 0010033799
- County : Custer
- Closest City : Westcliffe

### Home Info

### Taxes

Tax Year : 2022

Estimated Taxes per year are \$507.00

### Broker Info



#### Cody Switzer

**Rocky Mountain Ranch & Land**

**(P:) 719-900-8012**

**(M:) 719-900-8012**

**[cswitzer@rmranchland.com](mailto:cswitzer@rmranchland.com)**

**[rmranchland.com](http://rmranchland.com)**

Having grown up around the land business here in the beautiful state of Colorado, I'm very familiar with mountain, recreational, and ranch land. I'm an avid outdoorsman; Fly fishing, backpacking, snowboarding/skiing are some of my favorite activities. It would be a pleasure to work with you to help find that perfect property that can be used for many years to come. He is a member of the Pikes Peak Association of Realtors.

---

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."