

LAND AUCTION



105.3 AC± | 1 TRACT | CUSTER CO, CO

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/1/25 **AUCTION TIME:** 2 PM MT

AUCTION HELD AT: ON-SITE, 4005 OAK GROVE CIR, WESTCLIFFE, CO 81252

105.3± Acre Ranch with Sweeping Mountain Views, Versatile Facilities & Custom Log Home – Just Minutes from Westcliffe, CO

Discover ultimate freedom and functionality on this 106± acre ranch property, perfectly positioned with stunning panoramic views of the Sangre de Cristo Mountains and Pikes Peak. Whether you're a horse enthusiast, hobby farmer, mechanic, entrepreneur, or outdoor adventurer, this ranch is packed with value and potential.

The centerpiece is a spacious 3,536 sq ft custom log home featuring three bedrooms, a loft, and a finished walk-out basement with bonus rooms ideal for a 4th bedroom, gym, home office, or guest suite. Soaring ceilings and oversized windows flood the space with light and deliver postcard-worthy views from every room.

The ranch is fully fenced and cross-fenced into five separate pastures, ideal for horses, cattle, or rotational grazing. Two wells and a cistern ensure dependable water for home and livestock needs.

Key Improvements & Features:

- 3-bed / 2.5-bath log home with bonus rooms, lower-level family room, and attached 3-car garage
- 180' x 48' multi-use barn: Indoor riding arena, tack room, feed room, and finished suite with bathroom—perfect for office, guest quarters, or a workshop
- 40' x 40' insulated shop: Ideal for mechanics, contractors, outfitters, or storage
- Fully fenced with cross-fencing: Five pastures for livestock or ag use
- Stunning 360° views: Enjoy peace and privacy with mountain scenery in every direction
- No sacrifice in location: Just minutes to Westcliffe for schools, dining, and town conveniences

This property offers a rare mix of rural lifestyle, commercial potential, and turnkey equestrian or ranch facilities. With space to expand, run a business, or just enjoy the wide-open country living, the possibilities here are as big as the Colorado skies.



Deeded Acres:	105.3
Taxes:	4760.28
Possession:	Immediate possession subject to the current tenant's rights for 2023
Survey Needed?:	No survey needed
Brief Legal:	105.3±a cres located pt SW and pt SE S7 T21S R72W Custer Co, CO
PIDs:	0010033280
Lat/Lon:	38.23587, -105.47063
Zip Code:	81252

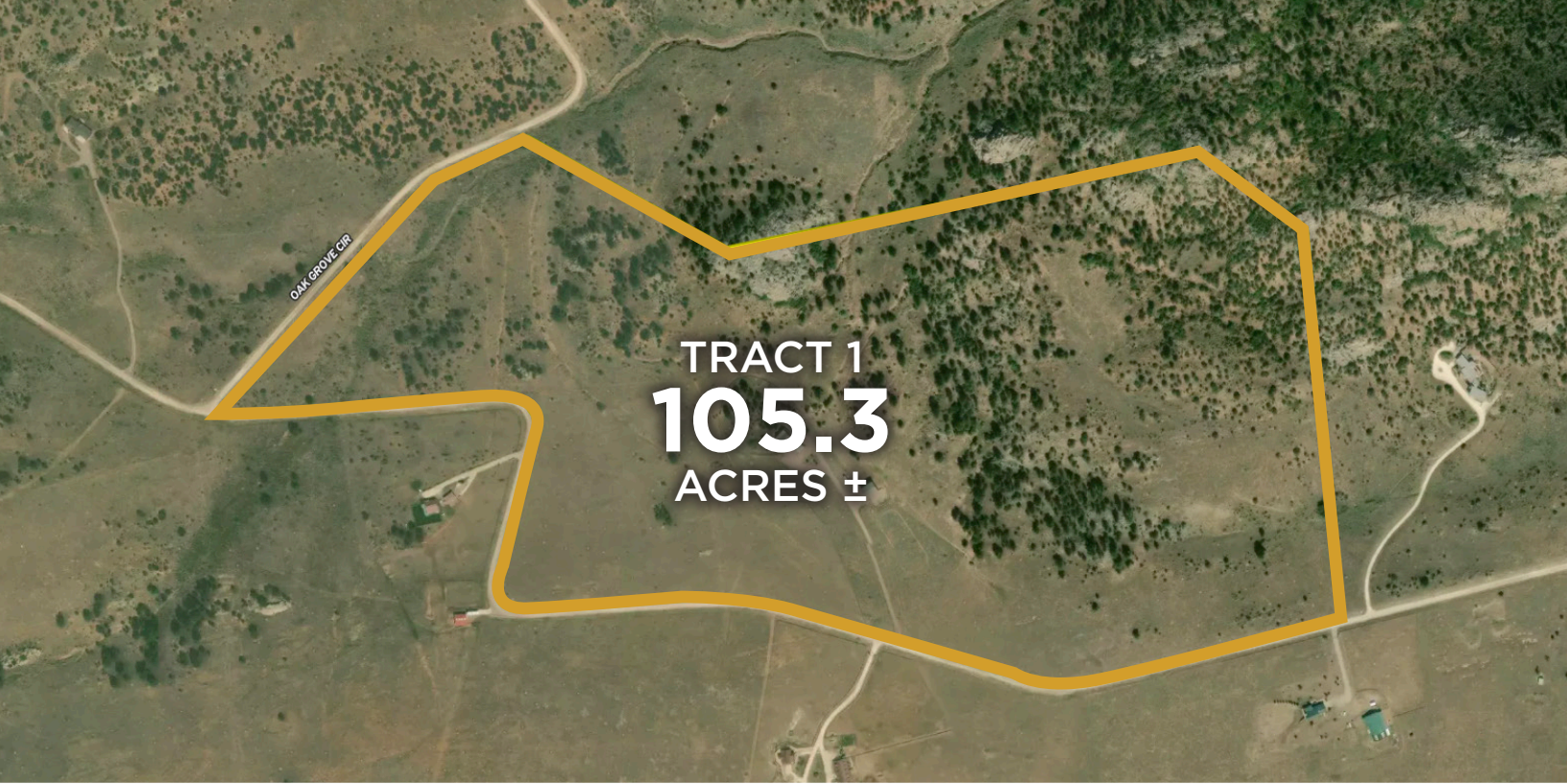


IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JERROD MEYER, AGENT: 719.289.8580 | jerrod.meyer@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeff Evans, Colorado Broker, License # ER100055244 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Jerrod Meyer, Colorado Land Specialist, Whitetail Properties Real Estate, LLC, 719.289.8580



105.3 AC± | 1 TRACT | CUSTER CO, CO

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/1/25 **AUCTION TIME:** 2 PM MT

AUCTION HELD AT: ON-SITE, 4005 OAK GROVE CIR, WESTCLIFFE, CO 81252



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
JERROD MEYER, AGENT: 719.289.8580 | jerrod.meyer@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Jeff Evans, Colorado Broker, License # ER100055244 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Jerrod Meyer, Colorado Land Specialist, Whitetail Properties Real Estate, LLC, 719.289.8580