

**1313 CO RD 150 - Westcliffe, CO 81252 - Custer County- SW**

MLS: 2516716 - SFB - Active - \$290,000

<b>MLS #:</b>	2516716	<b>File #:</b>	
<b>Status:</b>	Active	<b>Status Changed:</b>	04/24/2024
<b>List Price:</b>	<b>\$290,000</b>	<b>Org. List Price:</b>	\$290,000
<b>Listing Type:</b>	For Sale	<b>Property Type:</b>	Single Family Building
<b>Style:</b>	1 story above ground, Cabin	<b>Zoning:</b>	Rural residential
<b>Subtype:</b>	CC&R's-No, HOA-No		
<b>HOA/Month:</b>	0.00 -- Includes:		

**General Listing Information:**

<b>Beds:</b>	1	<b>Sq Ft Total:</b>	544	<b>Acres:</b>	10
<b>Full Baths:</b>	0	<b>Sq Ft Main:</b>	544	<b>Lot Sq Ft:</b>	435,600
<b>1/2 Baths:</b>	0	<b>Sq Ft Upstairs:</b>	0	<b>Lot Dim:</b>	
<b>3/4 Baths:</b>	0	<b>Sq Ft Downstairs:</b>	0	<b>Frontage:</b>	
<b># Garage:</b>	0			<b>Depth:</b>	
<b>Garage Sq. Ft.:</b>		<b>Sq Ft Other:</b>	0	<b>Yr Built:</b>	1965
<b># Carport:</b>	0	<b>Sq Ft Unfinished:</b>	0	<b>Yr Remodeled:</b>	
<b># Levels:</b>	1 (0 above ground)	<b>Sq Ft Source:</b>	Assessor	<b>Total Rooms:</b>	
<b>Finance Terms:</b>	Cash	<b>Bsmt Type:</b>	None	<b>Main Bdrm Lvl:</b>	Main

**Floorplan & Room Dimensions:****Location Information:**

<b>Address:</b>	1313 CO RD 150 - Westcliffe, CO 81252	<b>Elem. School:</b>	Custer County
<b>Area:</b>	Custer County- SW	<b>Middle School:</b>	Custer County
<b>County:</b>	Custer	<b>Jr High School:</b>	Custer County
<b>Subdivision:</b>	None	<b>High School:</b>	Custer County
		<b>Township:</b>	
		<b>Tax APN #:</b>	0010003251
<b>Gate #:</b>		<b>Taxes Annual:</b>	\$63.78
<b>Legal Desc.:</b>	NE4NE4NE4 SEC 30-22-73	<b>GPS:</b>	N38° 7.071' W105° 34.816' 38.11784840 -105.58026250
<b>Directions:</b>	Take Hermit Road (CO RD 160) west out of Westcliffe. As you follow the signs to the Hermit Basin Conference Center, you'll turn left on CO RD 137, then turn right onto CO RD 150. Follow CO RD 150 west until it makes several turns; look for SMRG sign on left.		

**Construction Information:**

<b>Exterior Constr:</b>	Wood	<b>Roof Type:</b>	Other	<b>Foundation:</b>	Crawl Space
<b>Heating:</b>		<b>Air Cond.:</b>	None		

**Comments/Remarks: West Side Ten Acres with Historic Cabin / TLC Required**

**Public Remarks:** Sometimes you're looking and looking, and suddenly, that diamond in the rough appears. It could be that moment when ten acres of Ponderosa pine, Aspen groves, and fresh mountain breeze reel you in. Within this beautiful mountain setting, nestled on the slopes of the Sangre de Cristo mountains, rests a rustic, historic family cabin, built in 1965. Once the highlight of family vacations, childhood dreams, and weekend getaways, the owners would like nothing more than to share this precious space with the next owner. Time marches on, with the land remaining largely untouched. Several clearings offer inspiring views of the valley floor below while above, the mountain peaks stretch upward. Being this close to nature, the signs of wildlife abound, everything from deer to overturned rocks - most likely a bear in search of a meal. A picture frame-worthy drive from town, you'll enjoy no HOA with year-round access. Electricity has been run to the cabin, and this property is eligible for a well and septic. Sold "as is", remember this noteworthy 'Diamond in the Rough' will take just a bit of elbow grease to become that High Mountain Getaway you've always envisioned. Call for details!

**Utilities Services:**

**Utilities:** Phone: Cell Service, Power: Line On Meter, Septic: Needs Permit, Water: Needs Well (Not Drilled)

**Features:**

**Features Prop.:** Access- All Year, Trees, View of Mountains  
**Features Int.:** Flooring: Laminate/Vinyl

Listed By: Mike Belcher - Summit &amp; Main Realty Group

If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:



**Summit & Main Realty Group**  
 95 Main Street Suite A, PO Box 867  
 Westcliffe, CO 81252

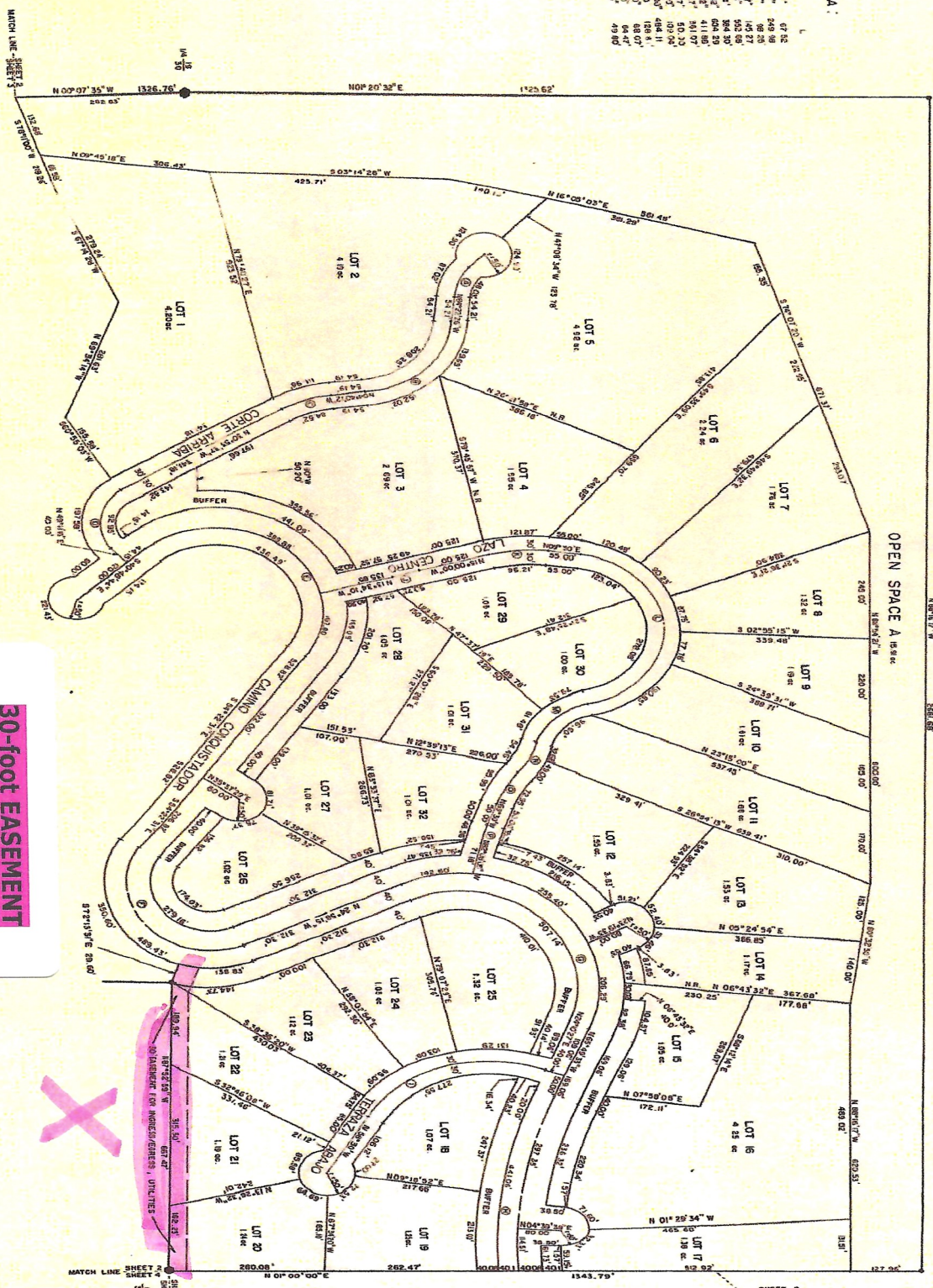
Office: (719) 792-9108  
 www.summitandmain.com



*Priestly - Rabbin's Addition to Conquistador*  
 A SUBDIVISION IN CUSTER COUNTY, COLORADO

② CURVE DATA:

CURVE	R	Δ	L
A	129.71	37°13'52"	67.82
B	179.70	37°44'44"	249.96
C	214.66	28°13'23"	186.53
D	433.50	39°19'37"	453.63
E	1052.00	18°07'34"	563.84
F	2468.88	13°09'04"	304.30
G	873.79	37°40'28"	411.86
H	1268.33	32°40'27"	341.07
I	1993.75	31°03'37"	310.24
J	1299.00	38°12'07"	310.24
K	172.00	67°30'00"	188.61
L	150.00	32°00'00"	84.47
P	225.81	17°34'05"	49.80

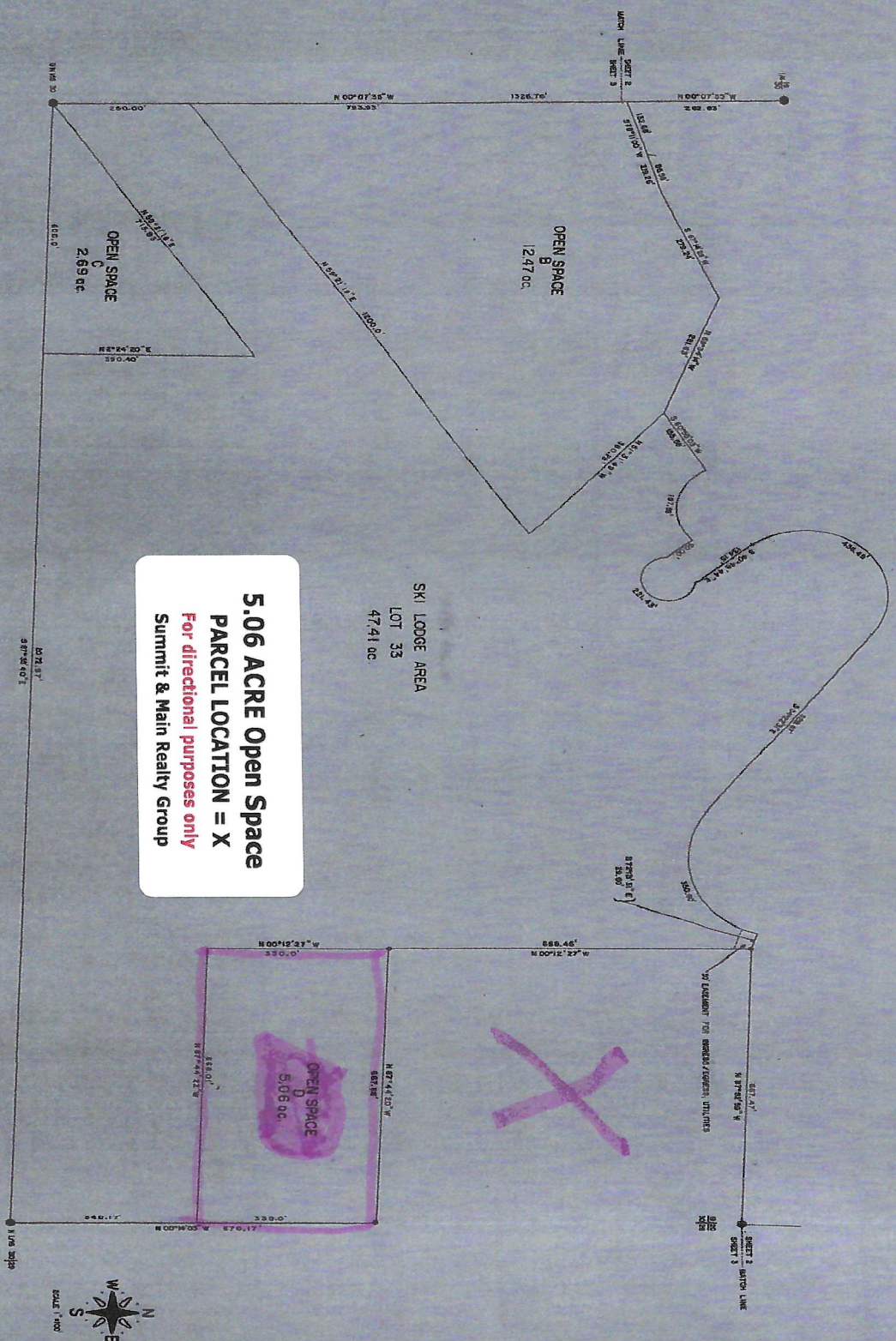


**30-foot EASEMENT**  
**PARCEL LOCATION = X**  
 For directional purposes only  
 Summit & Main Realty Group



PREPARED BY:  
*J. J. Rabbin & Associates, Inc.*  
 LAND PLANNING CONSULTANTS/ENGINEERS/SURVEYORS  
 501-279-855  
 SHEET 2 OF 4

*Priestley-Robbins Addition to Congquistador*  
 A SUBDIVISION IN CUSTER COUNTY, COLORADO



**5.06 ACRE Open Space**  
**PARCEL LOCATION = X**  
 For directional purposes only  
 Summit & Main Realty Group



REPORT BY  
**Summit & Main Realty Group, Inc.**  
 1400 KAMMIE CONSTRUCTION SERVICES CORPORATION  
 84 W. MAIN ST. CROWN CITY, COLORADO  
 303-279-6155  
 SHEET 3 OF 4



Equal Housing Opportunity: All listings are offered in compliance with the Federal Fair Housing Act. The accuracy of this information is not guaranteed. It is not to be relied upon and should be verified by the buyer.