

000 Valley View Lane - Westcliffe, CO 81252 - Custer County- SE MLS: 2516657 - VL - Active - \$150,000

MLS #:	2516657	File #:	000 Valley View Lane
Status:	Active	Status Changed:	03/20/2024
List Price:	\$150,000	Org. List Price:	\$150,000
Property Type:	Vacant Land/Acreage	Listing Type:	For Sale
Subtype:	AB-Any Builder, HOA-No, CC&R's-No	Zoning:	Rural residential
Acres:	37.91	Lot Dim:	
Lot Sq Ft:		Depth:	
Frontage:			
Finance Terms:	Cash, Conv.		



Location Information:

Address:	000 Valley View Lane - Westcliffe, CO 81252	Elem. School:	Custer County
Area:	Custer County- SE	Middle School:	
County:	Custer	Jr High School:	
Subdivision:	None	High School:	
Gate #:		Tax APN #:	0010170557
Legal Desc.:	PARCEL 5 REIS DRYLAND	Taxes Annual:	\$1,146.74
Directions:	From Westcliffe, south on Hwy 69 to approx 1/2 mile past mile marker 54. Turn left at bank of mailboxes, follow the road up, right onto Valley View, left at the T, and park on right before gate. Use Map or Hunting App. DO NOT drive off easement road under any circumstances! Please walk into parcel.		
		GPS:	N38° 4.212' W105° 25.584' 38.07019460 -105.42639190

Comments/Remarks: It's Appeal is Real! 360-degree Views, Easy Access from HWY

Public Remarks: A 37.91-acre site with short proximity to town. That's right! You'll enjoy Westcliffe without having to drive miles to get there. Located just south of mile marker 54 off HWY 69, paved, state-maintained roads will add to the desirability of any commute and property access. This acreage offers a choice of building locations; you may opt for the lower elevation, snuggling your home against the sloping drop or if you prefer, reside topside with a view of the lofty peaks of the Sangre de Cristos, Spanish Peaks, Collegiates, Wet Mountains and valley views -- in fact, 360-degree views! There are no HOA or CC&R's. Eligible for domestic water well & septic. Power would need to be brought in, and solar is a definite option. We think you'll agree, this one you must see! An exceptional acreage - competitively priced. Expansive starry nights (we are a Dark Sky Community), several hiking trails, fishing on the Arkansas River, and if you are going skiing it's 1.5 hours away! Join our small, high-mountain community with several FUN summer events and GORGEOUS winter vistas. DO NOT drive off easement road under any circumstances! Please walk in to view the property.

Utilities Services:

Utilities: Propane: Available, Septic: Needs Permit, Septic: Needs Tank, Water: Needs Well (Not Drilled)

Features:

Features Prop.: Access- All Year, Fenced- Partial, View of Mountains

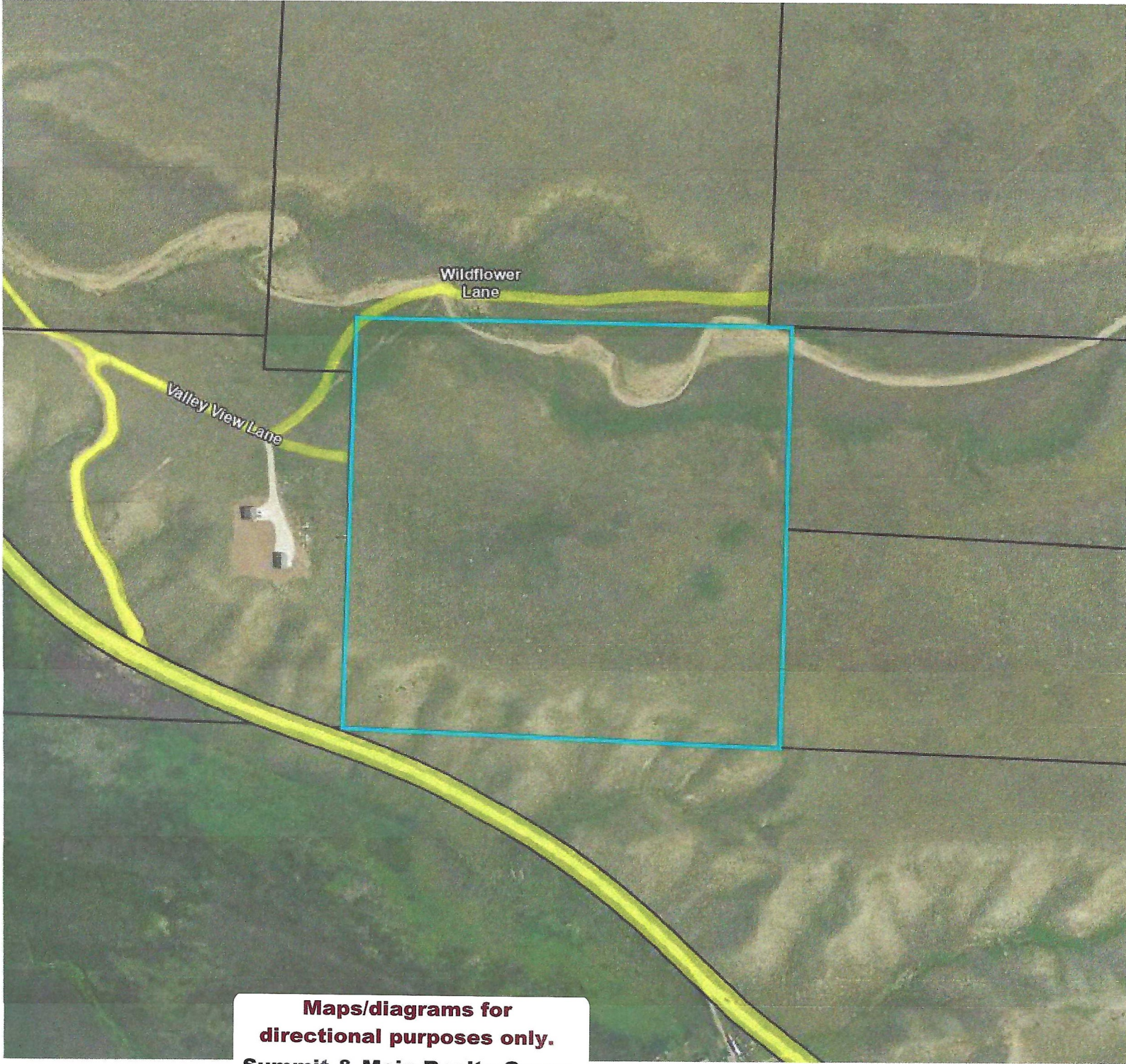
Listed By: Kimberly Powers - Summit & Main Realty Group

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



**Maps/diagrams for
directional purposes only.
Summit & Main Realty Group**



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.

EXHIBIT A

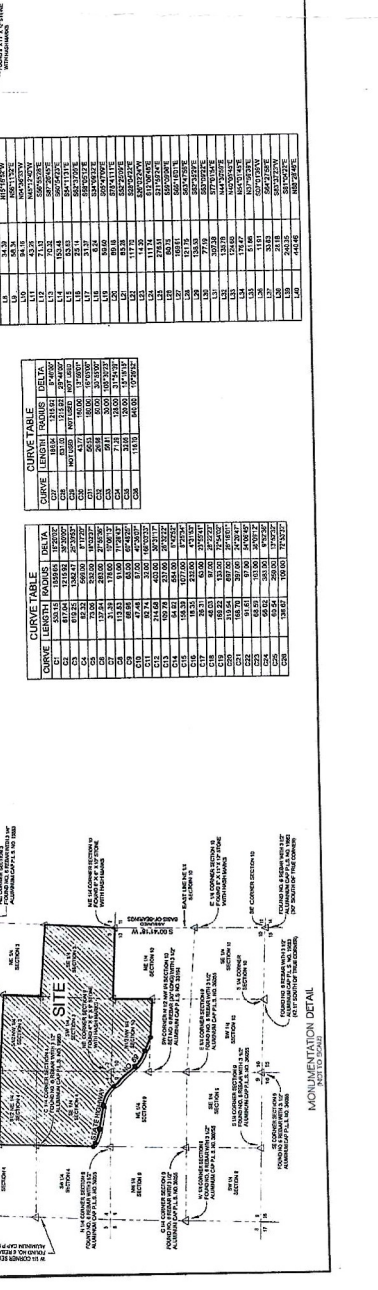
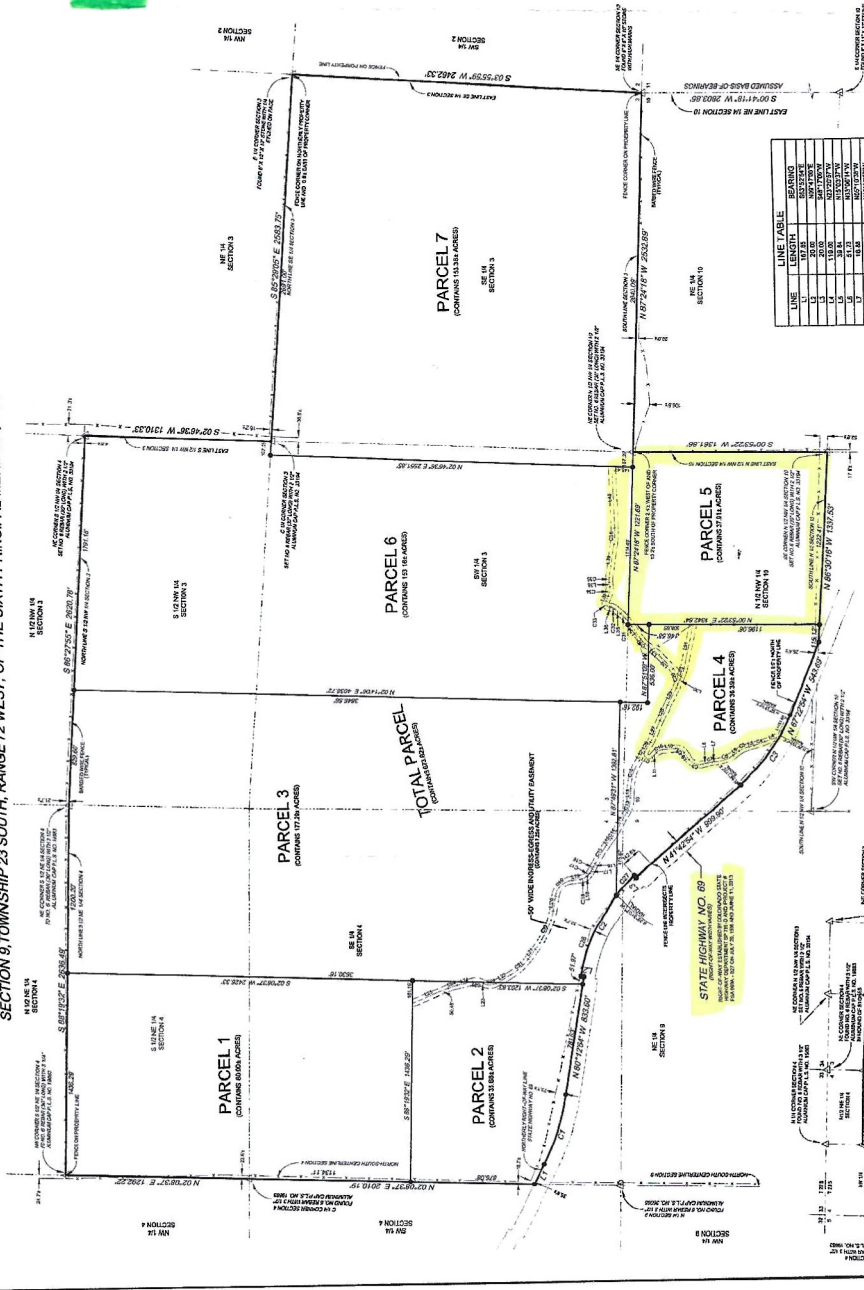
LEGAL DESCRIPTION (DRYLAND)

A parcel of land being a portion of that document filed for record on October 6, 1999 as a Warranty Deed (Correction) under Reception No. 183465 in the Records of the Custer County Clerk and Recorders office and being more particularly described as follows:

The South $\frac{1}{2}$ and the South $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 3; the SE $\frac{1}{4}$ and the South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 4 lying north of State Highway No. 69; the NE $\frac{1}{4}$ of Section 9 lying north of State Highway No. 69 and the North $\frac{1}{2}$ of the of the NW $\frac{1}{4}$ of Section 10 lying north of State Highway No. 69, all in Township 23 South, Range 72 West of the Sixth Principal Meridian. County of Custer and State of Colorado.

REIS DRYLAND AMENDED

A SUBDIVISION OF THE S 1/2 OF THE NE 1/4, AND A PORTION OF THE SE 1/4 OF SECTION 4, THE S 1/2 OF THE NW 1/4, THE SW 1/4 OF SECTION 4, A PORTION OF THE N 1/2 OF SECTION 10 AND A PORTION OF THE NE 1/4 OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 72 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CUSTER COUNTY, COLORADO.



CURVE TABLE

CHORD BEARING	CHORD	DELTA
00° 00' 00"	0.0000	0.0000
01° 00' 00"	0.0174	0.0349
02° 00' 00"	0.0349	0.0698
03° 00' 00"	0.0523	0.1047
04° 00' 00"	0.0698	0.1396
05° 00' 00"	0.0873	0.1745
06° 00' 00"	0.1047	0.2094
07° 00' 00"	0.1222	0.2443
08° 00' 00"	0.1396	0.2792
09° 00' 00"	0.1571	0.3141
10° 00' 00"	0.1745	0.3490
11° 00' 00"	0.1920	0.3839
12° 00' 00"	0.2094	0.4188
13° 00' 00"	0.2269	0.4537
14° 00' 00"	0.2443	0.4886
15° 00' 00"	0.2618	0.5235
16° 00' 00"	0.2792	0.5584
17° 00' 00"	0.2967	0.5933
18° 00' 00"	0.3141	0.6282
19° 00' 00"	0.3316	0.6631
20° 00' 00"	0.3490	0.6980
21° 00' 00"	0.3665	0.7329
22° 00' 00"	0.3839	0.7678
23° 00' 00"	0.4014	0.8027
24° 00' 00"	0.4188	0.8376
25° 00' 00"	0.4363	0.8725
26° 00' 00"	0.4537	0.9074
27° 00' 00"	0.4712	0.9423
28° 00' 00"	0.4886	0.9772
29° 00' 00"	0.5061	1.0121
30° 00' 00"	0.5235	1.0470
31° 00' 00"	0.5410	1.0819
32° 00' 00"	0.5584	1.1168
33° 00' 00"	0.5759	1.1517
34° 00' 00"	0.5933	1.1866
35° 00' 00"	0.6108	1.2215
36° 00' 00"	0.6282	1.2564
37° 00' 00"	0.6457	1.2913
38° 00' 00"	0.6631	1.3262
39° 00' 00"	0.6806	1.3611
40° 00' 00"	0.6980	1.3960
41° 00' 00"	0.7155	1.4309
42° 00' 00"	0.7329	1.4658
43° 00' 00"	0.7504	1.5007
44° 00' 00"	0.7678	1.5356
45° 00' 00"	0.7853	1.5705
46° 00' 00"	0.8027	1.6054
47° 00' 00"	0.8202	1.6403
48° 00' 00"	0.8376	1.6752
49° 00' 00"	0.8551	1.7101
50° 00' 00"	0.8725	1.7450
51° 00' 00"	0.8900	1.7799
52° 00' 00"	0.9074	1.8148
53° 00' 00"	0.9249	1.8497
54° 00' 00"	0.9423	1.8846
55° 00' 00"	0.9598	1.9195
56° 00' 00"	0.9772	1.9544
57° 00' 00"	0.9947	1.9893
58° 00' 00"	1.0121	2.0242
59° 00' 00"	1.0296	2.0591
60° 00' 00"	1.0470	2.0940

LINE TABLE

LINE	LENGTH	BEARING
1	10.00	S 89° 59' 59" W
2	10.00	S 89° 59' 59" W
3	10.00	S 89° 59' 59" W
4	10.00	S 89° 59' 59" W
5	10.00	S 89° 59' 59" W
6	10.00	S 89° 59' 59" W
7	10.00	S 89° 59' 59" W
8	10.00	S 89° 59' 59" W
9	10.00	S 89° 59' 59" W
10	10.00	S 89° 59' 59" W
11	10.00	S 89° 59' 59" W
12	10.00	S 89° 59' 59" W
13	10.00	S 89° 59' 59" W
14	10.00	S 89° 59' 59" W
15	10.00	S 89° 59' 59" W
16	10.00	S 89° 59' 59" W
17	10.00	S 89° 59' 59" W
18	10.00	S 89° 59' 59" W
19	10.00	S 89° 59' 59" W
20	10.00	S 89° 59' 59" W
21	10.00	S 89° 59' 59" W
22	10.00	S 89° 59' 59" W
23	10.00	S 89° 59' 59" W
24	10.00	S 89° 59' 59" W
25	10.00	S 89° 59' 59" W
26	10.00	S 89° 59' 59" W
27	10.00	S 89° 59' 59" W
28	10.00	S 89° 59' 59" W
29	10.00	S 89° 59' 59" W
30	10.00	S 89° 59' 59" W
31	10.00	S 89° 59' 59" W
32	10.00	S 89° 59' 59" W
33	10.00	S 89° 59' 59" W
34	10.00	S 89° 59' 59" W
35	10.00	S 89° 59' 59" W
36	10.00	S 89° 59' 59" W
37	10.00	S 89° 59' 59" W
38	10.00	S 89° 59' 59" W
39	10.00	S 89° 59' 59" W
40	10.00	S 89° 59' 59" W
41	10.00	S 89° 59' 59" W
42	10.00	S 89° 59' 59" W
43	10.00	S 89° 59' 59" W
44	10.00	S 89° 59' 59" W
45	10.00	S 89° 59' 59" W
46	10.00	S 89° 59' 59" W
47	10.00	S 89° 59' 59" W
48	10.00	S 89° 59' 59" W
49	10.00	S 89° 59' 59" W
50	10.00	S 89° 59' 59" W
51	10.00	S 89° 59' 59" W
52	10.00	S 89° 59' 59" W
53	10.00	S 89° 59' 59" W
54	10.00	S 89° 59' 59" W
55	10.00	S 89° 59' 59" W
56	10.00	S 89° 59' 59" W
57	10.00	S 89° 59' 59" W
58	10.00	S 89° 59' 59" W
59	10.00	S 89° 59' 59" W
60	10.00	S 89° 59' 59" W

KNOWN ALL MEN BY THESE PRESENTS THAT JOHN L. REIS and James Scoworth, the owners of the following described Parcel of land...
 STATE OF COLORADO
 COUNTY OF FERRIS
 My Commission Expires: 6-1-18
 My Commission Expires: 6-1-18
 My Commission Expires: 6-1-18

Cardinal Points
 Surveying, Inc.
 PROJECT: REIS DRYLAND AMENDED
 DATE: 6-1-18
 FIELD: JOHN L. REIS
 SCALE: 1" = 400'

KNOWN ALL MEN BY THESE PRESENTS that John L. Reis and Leona Sczeniski being the owners of the following described Parcel of land.

That parcel of land described in that Warranty Deed filed for record March 5, 2018 are Reception No. 231923 in the records of the Custer County Clerk and Recorder which reads as follows

A parcel of land being a portion of that document filed for record on October 6, 1999 as a Warranty Deed (Correction) under Reception No. 183465 in the Records of the Custer County Clerk and Recorders office and being more particularly described as follows:

The South 1/2 and the South 1/2 of the NW 1/4 of Section 3; the SE 1/4 and the South 1/2 of the NE 1/4 of Section 4 lying north of State Highway No. 69; the NE 1/4 of Section 9 lying north of State Highway No. 69 and the North 1/2 of the NW 1/4 of Section 10 lying north of State Highway No. 69, all in Township 23 South, Range 72 West of the Sixth Principal Meridian, County of Custer and State of Colorado

Parcel contains 673.82 acres, more or less.

DEDICATION:

The undersigned owner's have caused the Parcel shown and described hereon to be surveyed and subdivided into Parcels and Easements as shown and defined hereon All to be known as Reis Dryland Amended

DEFINITION OF EASEMENTS:

John L. Reis and Leona Sczeniski, in recording this plat, have designated Reis Road as shown hereon as a permanent 50 foot Right-of-Way Easement for exclusive, free and uninterrupted Ingress / Egress and for the installation and maintenance of Utilities for all Reis Dryland Amended parcel owners. Said easement shall be non-exclusive, perpetual, shall be an easement appurtenant to all Reis Dryland Amended parcels / Lots, and shall inure to the benefit of any owners, heirs, successors, assigns and personal representatives

A 10.00 foot Utility Easement is hereby reserved along all interior parcel lines, creating an easement a total of 20.00 feet in width between parcels.
A 20.00 foot Utility Easement is reserved along the perimeter of the overall boundary.

IN WITNESS WHEREOF

The owners John L. Reis and Leona Sczeniski, have caused these present to be executed this 1st day of June, 2018

John L. Reis
JOHN L. REIS
DATE 6-1-18

STATE OF COLORADO)
S.S.
COUNTY OF PUEBLO)

The foregoing instrument was acknowledged before me this 1st day of June, 2018, A.D. by John L. Reis, of the above described parcel

Witness my hand and official seal.

[Signature]
NOTARY PUBLIC My Commission Expires 3/31/2020

Leona Sczeniski by John L. Reis
LEONA SCZENISKI
BY JOHN L. REIS, AS AGENT FOR LEONA SCZENISKI
DATE 6-1-18

STATE OF COLORADO)
S.S.
COUNTY OF PUEBLO)

The foregoing instrument was acknowledged before me this 1st day of June, 2018, A.D. by John L. Reis as agent for Leona Sczeniski of the above described parcel

Witness my hand and official seal.

[Signature]
NOTARY PUBLIC My Commission Expires 3/31/2020

SURVEYORS STATEMENT:

I, MATTHEW A. CORDOVA, a Professional Land Surveyor registered in the State of Colorado, hereby certify to John L. Reis and Leona Sczeniski that a survey of the above described premises and the subdivision thereof was conducted by me or under my direct responsible charge in May 2018 and complies with the minimum standards of Land Surveys and Plats as set forth in Section 38-51-106 et. seq. C.R.S. 1995 (as amended.)

[Signature]
MATTHEW A. CORDOVA
PROFESSIONAL LAND SURVEYOR NO. 33194
DATE 6/1/2018

NOTES:

- 1.) A search for recorded rights of way and easements was not done at the client's request.
- 2.) Bearings based on the east line of the NE 1/4 of Section 10, monumented on the north end with an 8" x 6" x 10" stone with hash marks and on the south end with a 8" x 11" x 12" stone with hash marks assumed to bear S 00°41'18" W
- 3.) All distances shown hereon are in U.S. Survey Feet

22002.) The purpose of this Plat amendment is to edit the configuration of Parcel 1 and Parcel 2, the previous configuration of the parcels had a deviation on the line between the parcels as it ended southerly to the Highway. The Ingress - Egress / Public Utility Easement was extended northwesterly to intersect the southerly boundary of Parcel 1.

Equal Housing Opportunity: All listings are offered in compliance with the Federal Fair Housing Act. THIS PLAT SUPERSEDES THE PREVIOUS PLAT OF THIS INFORMATION IS NOT GUARANTEED. IT IS NOT TO BE RELIED UPON AND SHOULD BE VERIFIED BY THE BUYER.

NOTICE: According to C.R.S. 13-80-105, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may