

1060 Rosewood Rd - Westcliffe, CO 81252 - Custer County- NE

MLS: 2516713 - VL - Active - \$59,900

MLS #:	2516713	File #:	
Status:	Active	Status Changed:	04/23/2024
List Price:	\$59,900	Org. List Price:	\$59,900
Property Type:	Vacant Land/Acreage	Listing Type:	For Sale
Subtype:	HOA-No	Zoning:	Rural residential
Acres:	8.51	Lot Dim:	
Lot Sq Ft:	370,696	Depth:	
Frontage:			
Finance Terms:	Cash, Conv.		

**Location Information:**

Address:	1060 Rosewood Rd - Westcliffe, CO 81252 - #: 59	Elem. School:	Custer County
Area:	Custer County- NE	Middle School:	
County:	Custer	Jr High School:	
Subdivision:	Ponderosa Heights	High School:	
Gate #:		Township:	
Legal Desc.:	Lot 59 Ponderosa Heights	Tax APN #:	0010112205
Directions:	From Westcliffe, N on Hwy 69, 10 m, R on Oak Drive. Follow Oak Drive loop for 2.4 miles, R at corner of Oak and Sun Drive onto Topaz. Right on Rosewood Rd. Continue on Rosewood for one mile, past house on left. When you see Private Property sign at T, and pink flagging, sharp R up to sign on left.	Taxes Annual:	\$567.62
		GPS:	N38° 15.802' W105° 34.173' 38.26337130 -105.56955810

Comments/Remarks: Top of the World Views, Majestic, Rugged, Currently 3 Season

Public Remarks: Properties like these are getting scarcer! Top of the world views of the majestic Sangre de Cristo and Wet Mountain Ranges, and a GORGEOUS view site to build that getaway! This 8+ acres is designed for a brave heart, strong mind, and 'get 'er done' person...so if a challenge is what you seek, look no further. This property is bordered by road to the west, southwest, and northeast, which is a bit rocky but easily maneuvered. If you're planning on visiting without a Broker, please be sure to call for specific directions, have four-wheel drive, and be ready for stunning views! This lot has a variety of trees, rocks of all kinds, and the most inspiring open-air feel you could wish for. Located approximately 10 miles north of Westcliffe off of HWY 69, you'll enjoy traveling the winding, tree-laced, dirt roads to this paradise. This lot has no improvements other than the road which borders 3/4 of the property. Solar would be a good option based on the current build site. Questions? Feel free to call for more details and to schedule that showing!

Utilities Services:

Utilities: Legal Access: Yes, Phone: Cell Service, Power Source: Solar, Septic: Needs Permit, Septic: Needs Tank, Water: Needs Well (Not Drilled)

Features:

Features Prop.: Access- Seasonal, Trees, View of Mountains

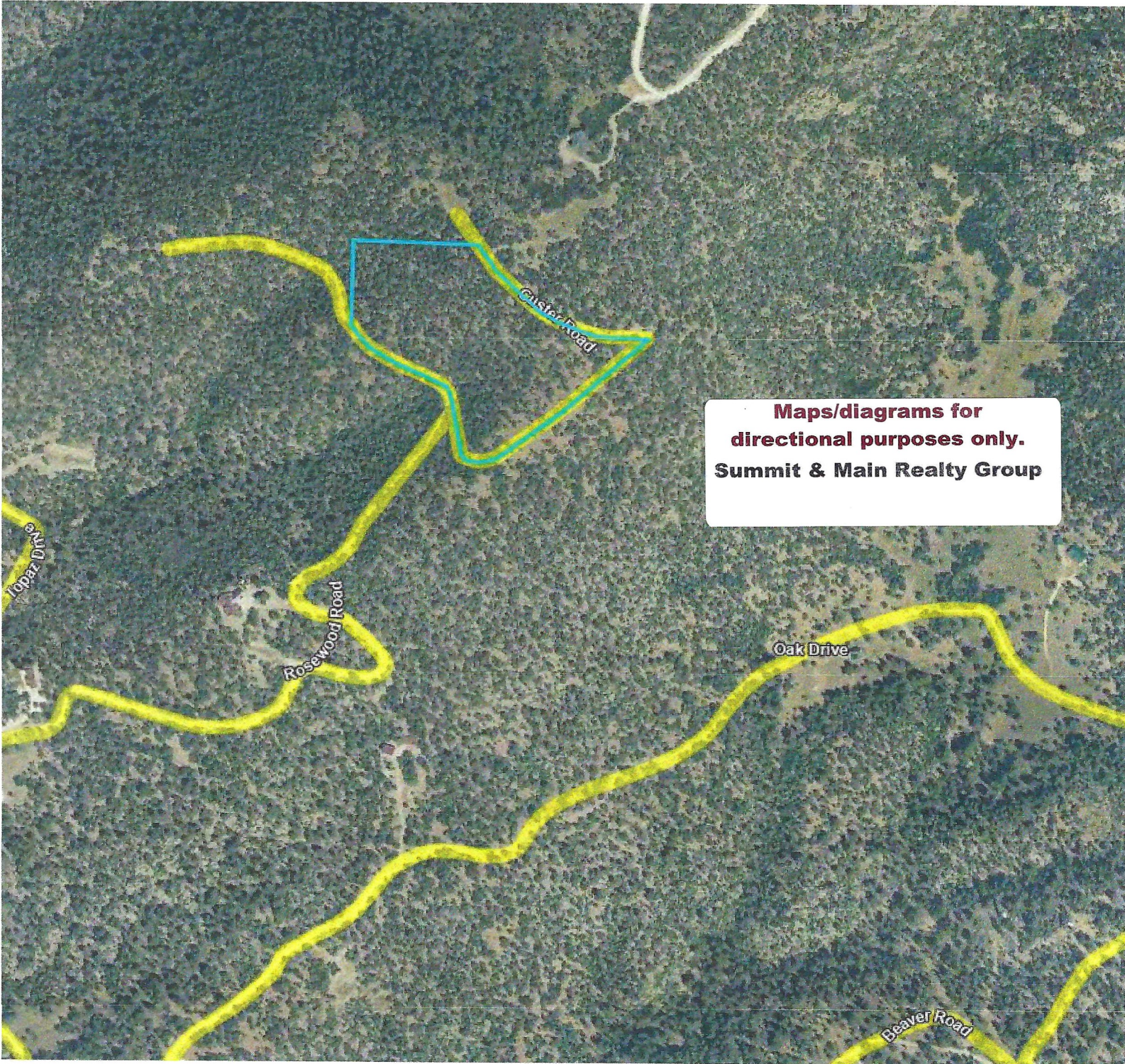
Listed By: Kimberly Powers - Summit & Main Realty Group

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



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