

6552 CO RD 255 - Westcliffe, CO 81252 - Custer County- NE

MLS: 2516545 - VL - Active - \$445,000

MLS #:	2516545	File #:	
Status:	Active	Status Changed:	12/29/2023
List Price:	\$445,000	Org. List Price:	\$445,000
Property Type:	Vacant Land/Acreage	Listing Type:	For Sale
Subtype:	AB-Any Builder, SFB Allowed, MFG Allowed, HOA-No, CC&R's-Yes	Zoning:	Rural residential
Acres:	26.16	Lot Dim:	
Lot Sq Ft:		Depth:	
Frontage:			
Finance Terms:	Cash, Conv.		

**Location Information:**

Address:	6552 CO RD 255 - Westcliffe, CO 81252 - #: 2	Elem. School:	Custer County
Area:	Custer County- NE	Middle School:	
County:	Custer	Jr High School:	
Subdivision:	Silver Cliff Heights	High School:	
Gate #:		Tax APN #:	0010139750
Legal Desc.:	LOT 2 SILVER CLIFF HEIGHTS SUB 5	Taxes Annual:	\$1,808.28
Directions:	From Westcliffe, east on Hwy 96, left onto CR 255 (Oak Creek Grade), follow to intersection with Spruce Drive, property is on NE corner of Oak Creek Grade and Spruce Drive, with driveway access off of Spruce Dr.	GPS:	N38° 11.873' W105° 22.217' 38.19788630 -105.37027700

Comments/Remarks: An Enviably Country Retreat That Will Excite And Inspire

Public Remarks: Have you ever walked onto a property and been excited and inspired? This 26 + acre property located in the non-HOA subdivision of Silver Cliff Heights, immediately lends itself to that inspiration! The sellers purchased this bare land and proceeded to create and build their family a getaway. Some of the ground was cleared to make room for a brand new 1500 sq. ft. Morton Building, which sits beautifully within the tall trees. Open the automatic, oversized garage door and pull the RV into the building where you can hook up to the 30 and 50-amp plugs inside. Plenty of room for storage, get-togethers, and workshop space exists! Outside, you'll find two additional tuff sheds and a permanent playground structure for the little ones. A picnic area by the playground was dug out and reinforced, with a perfect location for chairs, firepit and picnic tables. Beyond the trees exists a beautiful pasture area for the critters, with a small mountain backdrop. This property is gated, fenced, and ready for enjoyment or additional inspiration! A well has already been drilled, and dependent on use, a septic can be installed by the new owners. Showings by appointment only. Immaculate property!

Utilities Services:

Utilities: Garbage Collection, Internet: Satellite/Wireless, Legal Access: Yes, Natural Gas: Not Available, Phone: Cell Service, Phone: Land Line, Power: Line On Meter, Septic: Needs Tank, Water: Private Well (Drilled)

Features:

Features Prop.: Access- All Year, Corner Lot, Fenced- Partial, Horse Property, Landscape- Partial, Out Buildings, RV Hookups, RV/Boat Parking, Storage Shed, Trees, Work Shop

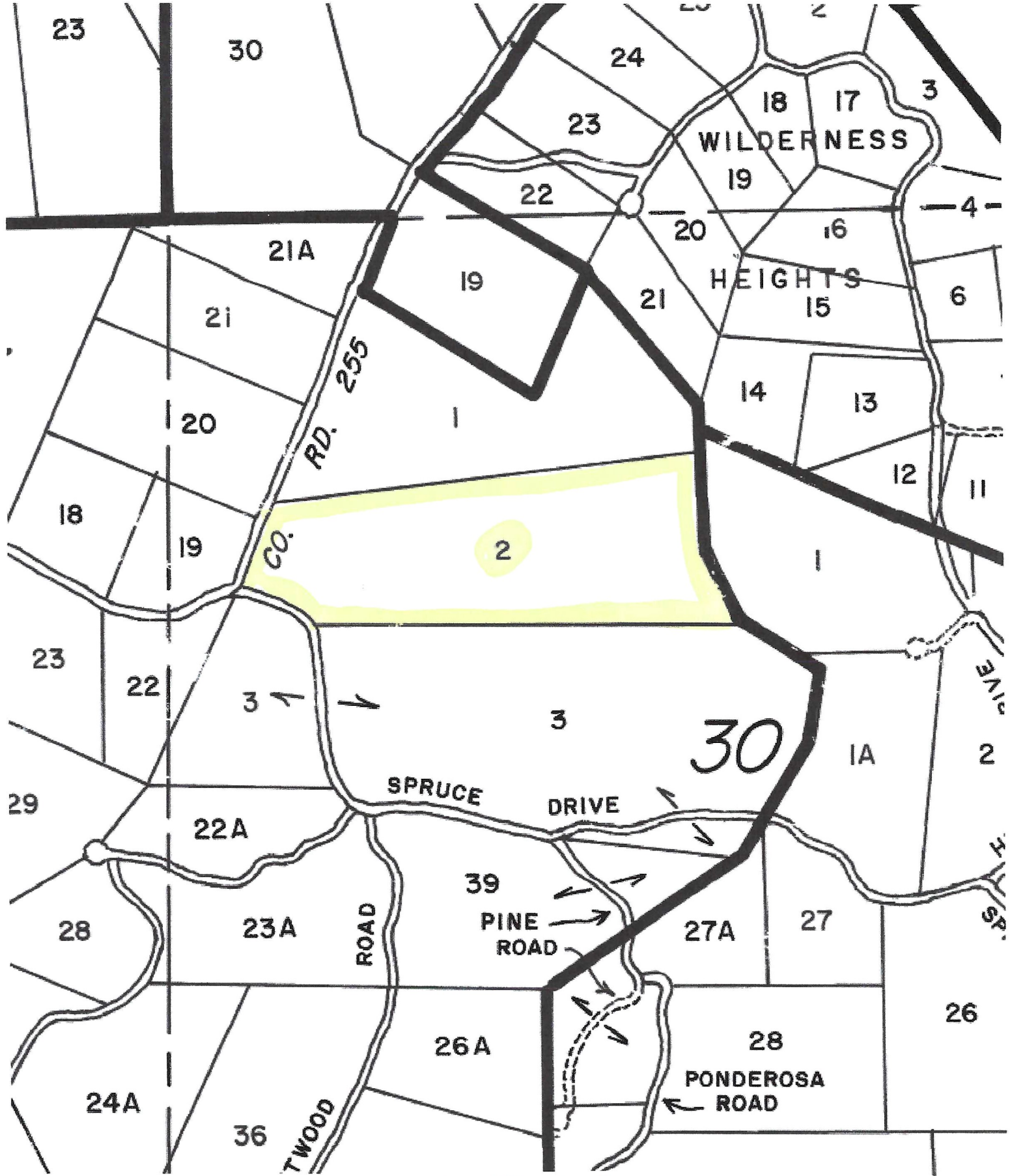
Listed By: Kimberly Powers - Summit & Main Realty Group

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

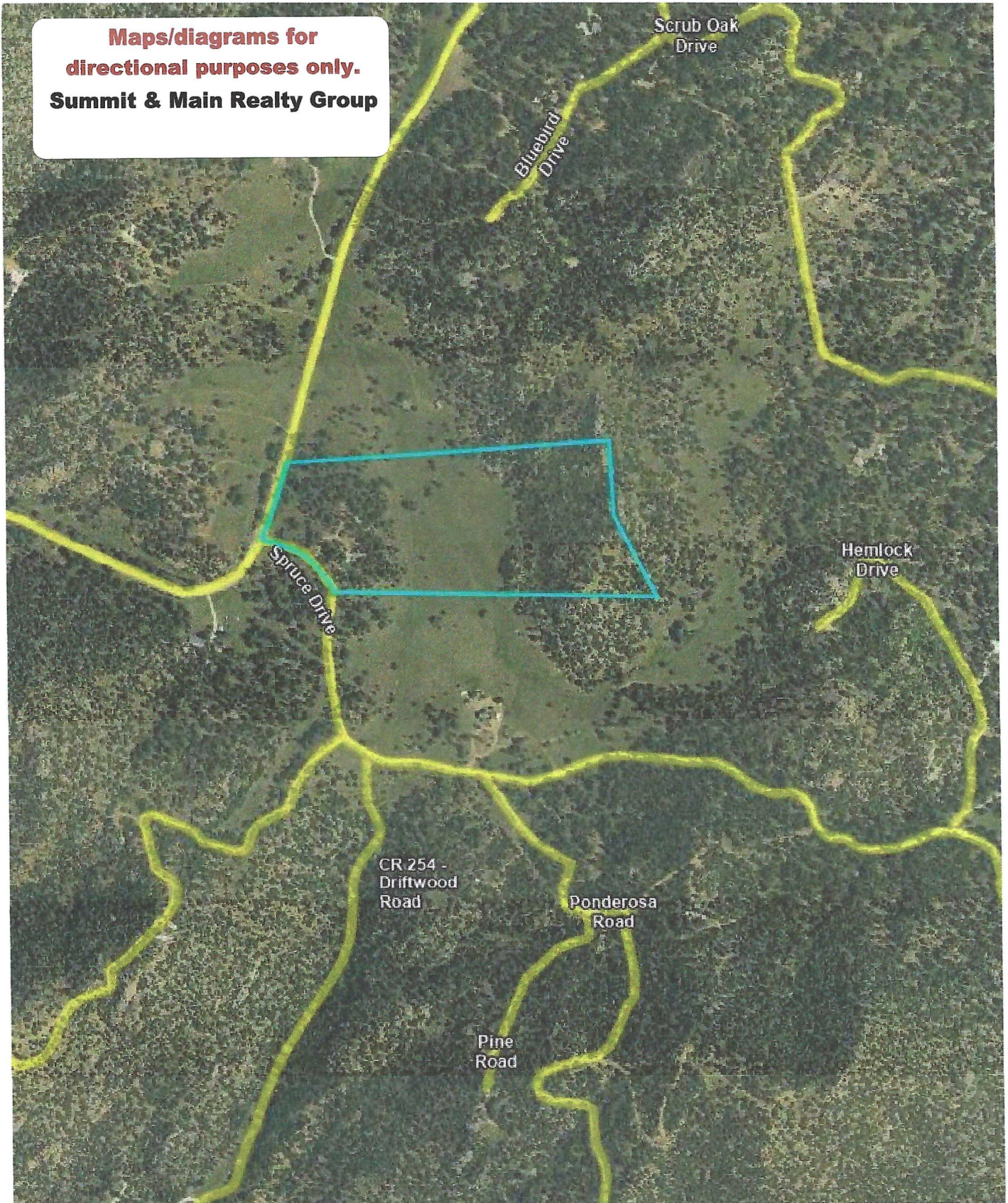


Maps/diagrams for directional purposes only.
Summit & Main Realty Group



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.

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



Form No. GWS-31 02/2017	WELL CONSTRUCTION AND YIELD ESTIMATE REPORT State of Colorado, Office of the State Engineer 1313 Sherman St., Room 821, Denver, CO 80203 303.866.3581 dwr.colorado.gov and dwrpermitsonline@state.co.us	For Office Use Only							
1. Well Permit Number: 326137 Receipt Number:									
2. Owner's Well Designation:									
3. Well Owner Name: PRICE, JOHN F. & SCOTLAND, SCARLETT									
4. Well Location Street Address: 6552 CR 255 WESTCLIFFE, CO 81252									
5. As Built GPS Well Location (required): <input type="checkbox"/> Zone 12 <input checked="" type="checkbox"/> Zone 13 Easting: 467543.0 Northing: 4227810									
6. Legal Well Location: NE <u>1/4</u> , NW <u>1/4</u> , Sec., <u>30</u> Twp. <u>21</u> <input type="checkbox"/> N or S <input checked="" type="checkbox"/> Range <u>71</u> <input type="checkbox"/> E or W <input checked="" type="checkbox"/> <u>6TH</u> P.M. County: <u>CUSTER</u> Subdivision: <u>SILVER CLIFF HEIGHTS</u> , Lot <u>2</u> , Block _____, Filing (Unit) <u>5</u>									
7. Ground Surface Elevation: _____ feet Date Completed: <u>06/01/2022</u> Drilling Method: <u>AIR PERCUSSION</u>									
8. Completed Aquifer Name : <u>GRANITE</u> Total Depth: <u>600</u> feet Depth Completed: <u>600</u> feet									
9. Advance Notification: Was Notification Required Prior to Construction? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, Date Notification Given: _____									
10. Aquifer Type: <input type="checkbox"/> Type I (One Confining Layer) <input type="checkbox"/> Type I (Multiple Confining Layers) <input type="checkbox"/> Laramie-Fox Hills (Check one) <input checked="" type="checkbox"/> Type II (Not overlain by Type III) <input type="checkbox"/> Type II (Overlain by Type III) <input type="checkbox"/> Type III (alluvial/colluvial)									
11. Geologic Log:		12. Hole Diameter (in.)							
Depth	Type	Grain Size	Color	Water Loc.	From (ft)	To (ft)			
0-4	TOPSOIL		BROWN		9	0			
4-600	GRANITE		GRAY	243	6	39			
			LT. GRAY	542		600			
					13. Plain Casing				
					OD (in)	Kind	Wall Size (in)	From (ft)	To (ft)
					6 5/8	STEEL	.188	+1	39
					4 1/2	PVC	.237	20	460
					Perforated Casing Screen Slot Size (in): <u>.052</u>				
					OD (in)	Kind	Wall Size (in)	From (ft)	To (ft)
					4 1/2	PVC	.237	460	600
Remarks:					14. Filter Pack:		15. Packer Placement:		
					Material _____ Size _____ Interval _____		Type _____ Depth _____		
					16. Grouting Record				
					Material	Amount	Density	Interval	Method
					CEMENT	6 BAGS	6:1	3-39	POURED
17. Disinfection: Type <u>CHLORINE BLEACH</u> Amt. Used <u>11/2 GALLON</u>									
18. Well Yield Estimate Data: <input type="checkbox"/> Check box if Test Data is submitted on Form Number GWS-39, Well Yield Test Report									
Well Yield Estimate Method: <u>AIR LIFT</u>									
Static Level: <u>70</u>					Estimated Yield (gpm) <u>1.5</u>				
Date/Time measured: <u>6/1/22 @ 2:00 PM</u>					Estimate Length (hrs) <u>2</u>				
Remarks:									
19. I have read the statements made herein and know the contents thereof, and they are true to my knowledge. This document is signed (or name entered if filing online) and certified in accordance with Rule 17.4 of the Water Well Construction Rules, 2 CCR 402.2. The filing of a document that contains false statements is a violation of section 37 91 108(1)(e), C.R.S., and is punishable by fines up to \$1,000 and/or revocation of the contracting license. If filing online the State Engineer considers the entry of the licensed contractor's name to be compliance with Rule 17.4.									
Company Name: <u>YOUNG'S DRILLING & PUMP</u>			Email: <u>youngsdillingandpump@gmail</u>		Phone w/area code: <u>(719) 275-5482</u>		License Number: <u>592</u>		
Mailing Address:									
Sign (or enter name if filing online) <u>Robert Young</u>					Print Name and Title <u>ROBERT YOUNG</u>			Date: <u>6-15-2022</u>	



Form No. GWS-32 10/2016	PUMP INSTALLATION AND PRODUCTION EQUIPMENT TEST REPORT State of Colorado, Office of the State Engineer 1313 Sherman St., Room 821, Denver, CO 80203 303.866.3581 dwr.colorado.gov and dwrpermitsonline@state.co.us	For Office Use Only
1. Well Permit Number: 326137 Receipt Number: 10019083		
2. Owner's Well Designation:		
3. Well Owner Name: SCOTLAND, JOHN & SCARLETT		
4. Well Location Street Address: 6552 COUNTY ROAD 255 WESTCLIFFE, CO 81252		
5. GPS Well Location: <input type="checkbox"/> Zone 12 <input checked="" type="checkbox"/> Zone 13 Easting: 467543 Northing: 4227810 County: CUSTER		
6. Legal Well Location: NE 1/4, NW 1/4, Sec. 30 Twp. 21 <input type="checkbox"/> N or S <input type="checkbox"/> Range 71 <input type="checkbox"/> E or W <input type="checkbox"/> Distances from Section Lines: _____ ft. from <input type="checkbox"/> N or S <input type="checkbox"/> sec. line, and _____ ft. from <input type="checkbox"/> E or W <input type="checkbox"/> sec. line Subdivision: _____, Lot 5, Block _____, Filing (Unit) _____		
7. Check Installation Type: <input checked="" type="checkbox"/> Initial Pump Installation <input type="checkbox"/> Replacement Pump <input type="checkbox"/> Change in Depth Only <input type="checkbox"/> Repair		
8. Pump Data: Type: SUBMERSIBLE Date Installed(mm/dd/yyyy): 09/07/2022		
Pump Manufacturer: FRANKLIN ELECTRIC Pump Model No. 22D14 27 11270A		
Design GPM: 5 at RPM 3450 HP 1.5 Volts 230 Full Load Amps 11.5		
Pump Intake Depth: 580 Feet, Drop/Column Pipe Size Inches, 1 Kind of Drop Pipe SCH		
Additional Information for Pumps Greater Than 50 GPM: Turbine Driver Type: <input type="checkbox"/> Electric <input type="checkbox"/> Engine <input type="checkbox"/> Other _____ Design Head: _____ feet Number of Stages: _____ Shaft size: _____ inches		
9. Other Equipment:		
Airline Installed: <input type="checkbox"/> Yes <input type="checkbox"/> No, Orifice Depth ft. _____ Monitor Tube Installed: <input type="checkbox"/> Yes <input type="checkbox"/> No, Depth ft. _____ Flow Meter Mfg. _____ Meter Serial No. _____ Meter Readout: <input type="checkbox"/> Gallons, <input type="checkbox"/> Thousand Gallons, <input type="checkbox"/> Acre feet Beginning Reading: _____		
10. Cistern Information: Material: _____ Capacity: _____ gallons Date Installed: _____		
11. Production Equipment Test Data: <input type="checkbox"/> check box if data is submitted on Form Number GWS-39 Well Yield Test Report.		
Total Well Depth: 600 ft. Date: 9/7/22		
Static Level: 70 ft. Time: 09:00		
Date Measured: 09/07/2022 Rate (gpm): 5		
Pumping Level (ft): 580		
12. Disinfection: Type: Clorox Bleach Amt. Used: 2 cups		
13. Notification: Was Advanced Notification Required Prior to Installation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, Date Notification Given: _____		
14. Water Quality analysis available: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please submit with this report.		
15. Remarks:		
16. I have read the statements made herein and know the contents thereof, and they are true to my knowledge. This document is signed (or name entered if filing online) and certified in accordance with Rule 17.4 of the Water Well Construction Rules, 2 CCR 402-2. The filing of a document that contains false statements is a violation of section 37-91-108(1)(e), C.R.S., and is punishable by fines up to \$1,000 and/or revocation of the contracting license. If filing online, the State Engineer considers the entry of the licensed contractor's name to be compliance with Rule 17.4.		
Company Name: RICK'S PUMP SERVICE	Email: rickspumpservice@yahoo.com	Phone w/area code: (719) 275-7384
Mailing Address: 1316 Elm Avenue Canon City, CO 81212		License Number: 1331
Sign (or enter name if filing online) Rick Greenstreet	Print Name and Title Rick Greenstreet	Date: 11/02/2022

**DECLARATION OF AGREEMENT ESTABLISHING PROTECTIVE COVENANTS
IN SILVER CLIFF HEIGHTS FILING[s] 2, 3, 4, 5, 6, 7**

KNOW ALL MEN BY THESE PRESENTS: That:

WHEREAS, LDS, Inc. is the owner of certain real property located in the County of Custer, State of Colorado, described as Silver Cliff Heights, Filing[s] 2, 3, 4, 5, 6, and 7, and,

WHEREAS, the owner desires to place certain restrictions on said premises for the use and benefit of themselves and their grantees, in order to establish and maintain such premises as a protected community;

NOW, THEREFORE, for itself and its grantees, LDS, Inc., hereby publishes, acknowledges, declares, and agrees with, to and for the benefit of all persons who may hereafter purchase and from time to time hold and own any of the said tracts, that they own, and hold said above-described tracts subject to the following restrictions, covenants and conditions, all of which shall be deemed to run with the land and to inure to the benefit of and be binding upon the owners at any time of any of the said tracts, their heirs, personal representatives, successors and assigns, to-wit:

PART A. SPECIAL AGREEMENTS

1. **CLEARING OF TREES:** There shall be no removal of trees from any lot except that which must be removed in connection with construction on the property, landscaping or that which is consistent with good conservation practices.
2. **EASEMENTS:** Easements for installation and maintenance of utilities, drainage facilities, roadways, bridle paths, hiking trails and such other purposes incident to the development of the property are reserved as shown on the recorded plat. Such easements will be kept open and readily accessible for service and maintenance of utility and drainage facilities.
3. **NUISANCES:** Nothing shall be done or permitted on any tract which may be or become an annoyance or nuisance to the reasonable requirements of the neighborhood. No noxious or offensive activities shall be conducted upon any tract.
4. **RUBBISH AND REFUSE:** Rubbish, garbage or other waste shall be kept and disposed of in an orderly manner so that such materials shall not be visible to nor exposed to the owners of other tracts herein. No tract shall be used for dumping of trash, refuse, or waste.

PART B. SPECIAL COVENANTS PERTAINING TO RE-SUBDIVISION

WHEREAS, all tracts in the present plat are in excess of 5 acres and it is the intention of LDS, Inc., that all owners be permitted the maximum freedom of use possible of their individual

tracts which do not infringe on the rights of the other owners. It is understood, however, that some of the tracts may be re-subdivided at some future date and,

NOW, THEREFORE, The following covenants and restrictions shall apply to any tract or lots consisting of less than five acres.

1. **TEMPORARY RESIDENCES:** No structure of temporary character, trailer, basement, tent or accessory building shall be used on any tract as a residence, temporarily or permanently, provided, however, for such use and location during the construction phase of the permanent dwelling and for short periods for vacation camping and vacation use.
2. **LIVESTOCK AND POULTRY:** No animals, livestock, or poultry of any kind, shall be raised, bred, or kept on any lot, except horses, dogs, cats, or other pets may be kept provided they are not kept, bred, or maintained for any commercial purpose.
3. **GARBAGE AND REFUSE DISPOSAL:** No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
4. **COUNTY, STATE, OR FEDERAL REGULATIONS:** All County, State or Federal regulations pertaining to public health, welfare, and land use must be complied with.

PART C. **GENERAL PROVISIONS**

1. **TERMS OF COVENANTS:** Each of the covenants, restrictions, and reservations set forth herein shall continue to be binding for a period of ten years from the date of filing hereof in the Office of the Clerk and Recorder of Custer County, Colorado, and shall automatically be continued thereafter for successive periods of ten years each; provided, however, that the owners of seventy-five percent of the lots which are subject to these covenants may release all or part of the land so restricted from any one or more of said restrictions, or may change or modify any one or more of said restrictions, by executing and acknowledging an appropriate agreement or agreements in writing for such purposes and filing the same in the Office of the County Clerk and Recorder of Custer County, Colorado, at least one year prior to the expiration of the first ten-year period, or one year prior to the expiration of any successive ten-year period thereafter.
2. Covenants 6 and 7 will remain in effect until the State or the County in which the property is located zones said property for a use incompatible with wildlife and wild recreational values.
3. **ENFORCEMENT:** Enforcement shall be by proceedings in law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

4. SEVERABILITY: Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

[signed]

[notarized]

RECEPTION NUMBERS

Filing 2	104452
Filing 3	104500
Filing 4	104507
Filing 5	104508
Filing 6	104509
Filing 7	104656

