



HAY, GRAZE & WATER RIGHT Price: \$1,750,000

Status: Available

Zip Code: 81252

County: Custer

Acres: 160

Nearest City: Westcliffe

Price: \$1,750,000



GREG WALKER

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Property Highlights

Good hay ground and improved grazing with water rights. Upon purchase, seller was told this is some of the best water in the valley. Fenced and crossfenced with new 4 strand barbed wire on 3 sides. Land has water moving in a variety of directions - including South Colony Creek on the northeast corner of Parcel 2. This is two 80-acre parcels in Coleman Family Ranch. Views are delightful in all directions. Wildlife is abundant. Property is in Game Unit 86 with all kinds of hunting opportunities including Elk, Deer, and Pronghorn. More info to follow as broker gathers the facts.