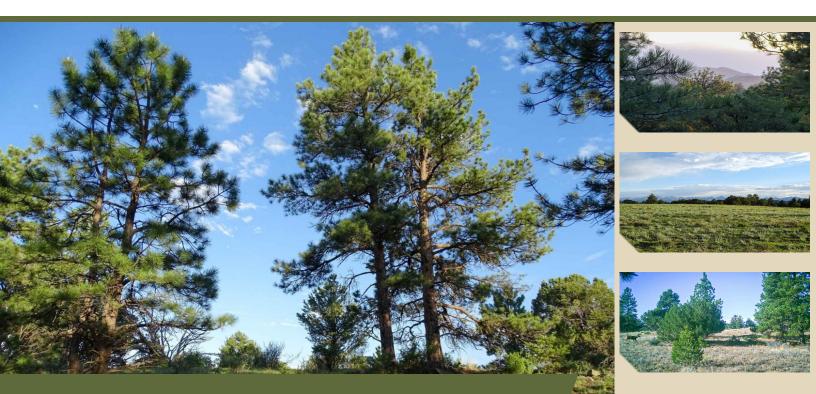


## WALKER & MARTIN RANCH SALES Santa Fe to Denver





## 37 ACRE CREEK BUILD SITE Price: \$275,000

Status: Available County: Custer Nearest City: Westcliffe Zip Code: 81252 Acres: 37 Price: \$275,000



GREG WALKER greg@riverranches.com 720-441-3131 Denver, CO

## Property Highlights

UNDER-CONTRACT! Beautiful building lot with stunning views perched above a quiet creek that makes up its western boundary. This is a fabulous, corner-lot parcel! Large Ponderosa Pines and substantial rock formations characterize the landscape, and level areas of the site slope gracefully toward Johnson Gulch which rewards you as a pretty, flowing tributary (Johnson Creek) that feeds into Grape Creek. In the creek bottom, there are Aspen trees that quiver their hello and the broker would describe it as a "very private experience" to hike the property. Have high expectation as you drive in on great roads, taking in great views, and arrive at this primo building site with underground utilities. This is in a gated community on the outskirts (8 miles/15 minutes) of Westcliffe. With low...

> The above information is from sources deemed reliable, however the accuracy is not guaranteed. Walker & Martin Ranch Sales, LLC assumes no liability for error, omissions or investment results.

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