

## Eagle Springs Ranch Horse Property



Beautiful horse property in the gated subdivision of Eagle Springs Ranch. This parcel offers nice, open, gently rolling land that is partially-fenced, affording peak views of the Sangre De Cristo range. A small aspen grove complements the landscape, emanating a gorgeous yellow-gold in the fall and the signature quaking sound. The back part of the property is treed, private, and has great Wet Mountain vistas. The subdivision designers have placed the power and telephone underground and to each lot line, very beneficial to the home-building process. This property provides a nice haven for the sizable elk herd that roams freely through the subdivision and calls it home. The acreage is located close to the front gate for convenient access and the subdivision itself is less than one mile off Highway 96, an easy drive to the tranquil mountain town of Westcliffe, Colorado, home to art and music festivals, rodeos, and outdoor plays including Shakespearean Theatre. Come and be a part of a wonderful subdivision, with excellent roads, common space, adjacent BLM land, and an emphasis on protecting and enhancing the natural beauty of the area.



Offered By:

**Bob Senderhauf**  
Owner/Broker



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**38.12 +/- Acres**



**Subdivision Elk Herd**



**Priced At  
\$159,500**

