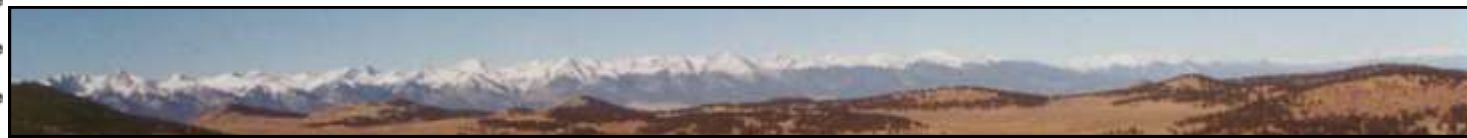


# Life in the Mountains

If you are looking for views,



wildlife,



water, and plenty of tree coverage.....



We have that perfect place you are looking for!

## Eagle Springs Ranch

Located just outside of Westcliffe, not far from Pueblo, Canon City, and Colorado Springs.



# Eagle Springs Ranch



A newer development offered by



## CUSTER COUNTY REALTY, INC.

Our professional, dedicated sales staff are ready to assist you. Please call one of them for more information.

Owner/Broker:

Bob Senderhauf

Broker Associates:

Lynn Attebery

Jennifer Murphy

Elizabeth Maestas

719-783-9221

902 Main Street / PO Box 1250  
Westcliffe, CO 81252

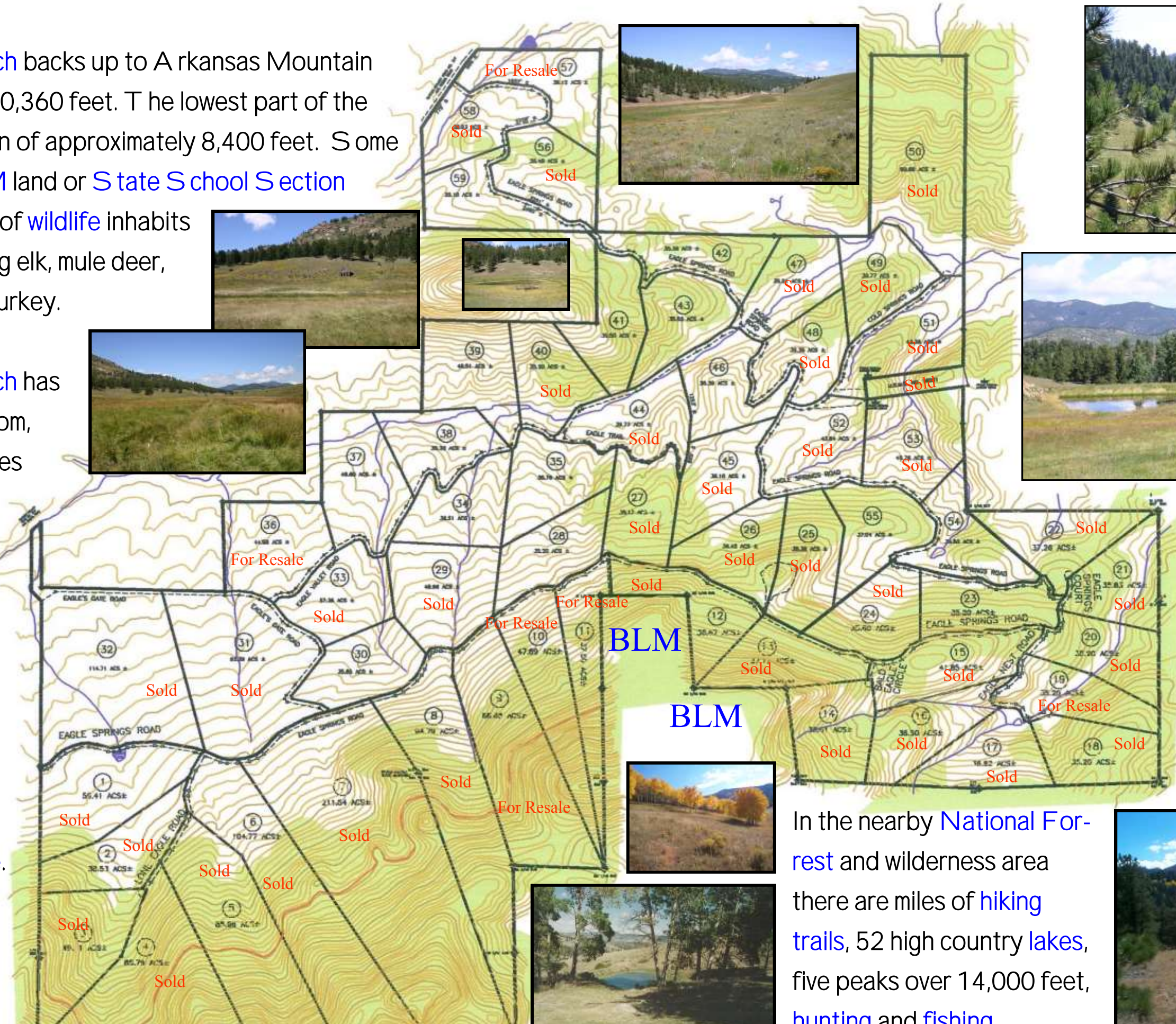


[www.custerrealty.com](http://www.custerrealty.com) ~ [info@custerrealty.com](mailto:info@custerrealty.com)



Eagle Springs Ranch backs up to Arkansas Mountain with an elevation of 10,360 feet. The lowest part of the ranch has an elevation of approximately 8,400 feet. Some parcels border BLM land or State School Section land. An abundance of wildlife inhabits the property including elk, mule deer, bear, antelope, and turkey.

Eagle Springs Ranch has 59 parcels ranging from, 35+/- to 114+/- acres with open meadows, ponderosa pines, pinon, fir and aspen trees with many lovely building sites from which to choose. Each parcel has been provided with underground power and telephone. The nicely graveled roads are maintained by the property owners' associations.



All information is from sources deemed reliable but is not guaranteed by Seller, Agent or Agency. Offering is subject to error, omissions, prior sale, change, withdrawal without notice, and approval of purchase by the owner. We urge independent verification of each and every item submitted, to the satisfaction of any prospective Buyer. Although care was exercised in obtaining and verifying this material, parties reviewing it should seek advice from tax and/or legal counsel. Well information, if any, is from the well log for each individual property.

In the nearby National Forest and wilderness area there are miles of hiking trails, 52 high country lakes, five peaks over 14,000 feet, hunting and fishing.