PROPERTY DESCRIPTION: Located just 7 miles east of the mountain town of Westcliffe, this land comes with the mineral rights and live water. It is not part of a POA or HOA, which means it’s strictly private property. There is a bit of BLM land wedged in the middle of these claims, and that’s a plus.

This property includes portions of the Vulcan Lode, General Sampson Lode, all of the Spear Maiden and a part of Queen Victoria. This is a charming property with a lot of variety. The acreage moves from clean, sandy tailings from the 1800s to dense forest, to open meadows, a bit of a springy draw with live water, electricity running in the road and it borders BLM and a county road for access.

WATER: This property qualifies for five wells. A spring seeps through the valley of this property.

LOCATION: Custer County lies in the south-central part of the state with the Sangre de Cristo Mountains forming its western boundary. Its area is 478,080 acres, and it rises to the east through a rugged range of hills called the Wet Mountains. The altitude ranges from about 6,700 feet in the north, to over 14,000 feet at the summits of several peaks in the Sangre de Cristos.

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Twila is a Colorado native and has lived on a cattle and hay ranch in Westcliffe for many years. She is married to a 5th generation rancher and has four children. She played college basketball in Hawaii, Philippines, Guam, and Hong Kong. She also owned a guide & outfitting business on the Western Slope of Colorado for several years. She has her B.S. degree in Physical Science, a minor in Chemistry and Secondary Education, and an M.A. in Technology. She’s been a Realtor for 8 years and enjoys people, marketing and the expertise that comes with working for one of the most successful real estate companies in the nation.