

# 1300 Desperado Drive

Westcliffe, Colorado 81252



**\$350,000**

MLS #6528348

## PROPERTY AT A GLANCE

35.13 Acres

Robbers Roost Subdivision

Lot is Perched up High

Truly Grand Views of the Sangre De

Cristo Mountain Range

Domestic Well Drilled

Electricity to Lot Line

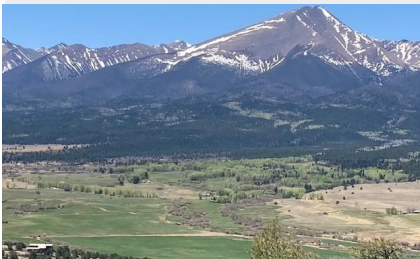
Annual HOA Fees: \$350

2021 Taxes: \$1,720

*If views are what you want,*

*look no further! This lot is perched up high, as you look down, you will see the gorgeous Wet Mountain Valley with amber waves of grain and beautiful green pastures, looking straight across, you will be eye level with the 13-14,000 ft. peaks of the Sangre De Cristo Mountain range. It truly is grand! this lot offers just over 35 acres of perfectly tree covered land. There is a roughed in driveway leading up to an incredible building site with a well already installed! The road leading to the lot is well maintained by the HOA. Pack your bags and head to the mountains!*

## LISTING AGENTS



**COLORADO LAND**  
Office



Jeff Post  
Owner/Broker  
719-539-8909 Cell  
Post@FirstColorado.com

Tessla Patton  
Broker Associate  
719-207-1108 Cell  
Tessla@FirstColorado.com



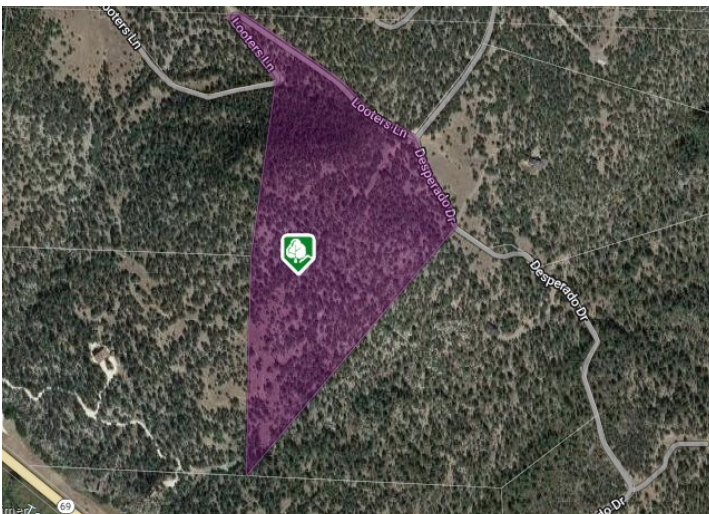
FirstColorado.com – 719-539-6682 – 7385 W. Hwy 50 / PO Box 749 Salida, CO 81201

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Directions: Headed south form county road 1A towards Westcliffe, go past Hillside about two miles on the left you will see a turn off with the log entryway to Robbers Roost. Follow this road staying to the left all the way back to where you will see the sign on the left.



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