

# REAL ESTATE AUCTION

**WILL SELL REGARDLESS OF PRICE**

NO MINIMUM – NO RESERVE

**AUCTION LIVE ONLINE THURS JUNE 5th@ 1:07 PM MDT**

**PREVIEW DATES** Saturdays May 17th, May 24th & May 31st 12-3 PM MDT or Call for Private Showing

Multi Use 29 Acre Estate with Elegant Rustic 7 Bed/7 Bath Home | 7,039 Square Feet

24857 HWY 160 | Walsenburg, CO 81089



Fully Furnished & Tastefully Appointed



Unobstructed Mountain Views

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*"This exceptional property offers a rare potential as either a luxurious private estate or a profitable investment as an inn, wedding venue, Airbnb and more."*

## PROPERTY FEATURES

- ◆ 7,039 SQ FT Home on 29 Acres
- ◆ 7 Bedrooms ◆ 7 Bathrooms
- ◆ Full Furnished & Turnkey Ready
- ◆ Airbnb & VRBO Ready
- ◆ Multi-Generational Livability
- ◆ Recently Refinished Exterior
- ◆ Multiple Kitchens
- ◆ City & Well Water
- ◆ Covered Wooden Observation Deck
- ◆ Unobstructed Mountain Views
- ◆ Fully Furnished Wedding Chapel
- ◆ Regulation Pickleball Court

### Spacious & Charming

The heart of this beautiful on-of-a-kind 29 acre estate is a 7-bedroom, 7-bathroom home spanning 7,039 square feet. Originally designed and operated as a private inn, the house features over 30 distinct spaces, including a wine tasting room with an underground cellar, a piano bar-style dining room, a cozy bistro, and multiple kitchens. The primary suite includes its own private patio and solarium, while the main great room opens onto a spacious deck with sweeping views of the manicured grounds.

A gated entrance and a winding 900-yard private drive leads to the residence, and the estate includes a variety of creatively styled outbuildings, such as a small wedding chapel with a lighted garden aisle, a garden bar, and a smokehouse with vintage cigar memorabilia. Greenhouses, patios, workshops and shaded pergolas complete the landscape, providing a picturesque setting for weddings, retreats, wellness events or private relaxation.

### Private Estate or Investment

What really sets this property apart is its dual potential. As a private residence, it provides room for a large or multi-generational family to thrive in luxury and comfort. As an investment, the estate is fully furnished and turn-key ready for vacation rental platforms like Airbnb and VRBO. Direct highway frontage and significant passing traffic makes for substantial commercial potential, especially if signage is added in the future.

### Dream Location

Located just outside of Walsenburg, Colorado, this one-of-a-kind estate that blends rustic elegance, hospitality potential, and multi-generational livability. The estate benefits from both city water and a certified private well, a rare and valuable combination. A new 40 HP pump was installed in 2023, and the property also features a private septic system. The home's exterior was recently refinished with professional paint and stain, and the roof is just six years old, making this a low-maintenance, high-reward opportunity.



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**Don't let this one-of-a-kind opportunity pass you by! Register for the auction, today!**

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