# REALESTATE AUCTION

WILL SELL REGARDLESS OF PRICE

**BROKERS** CO-OP 3%

NO MINIMUM - NO RESERVE

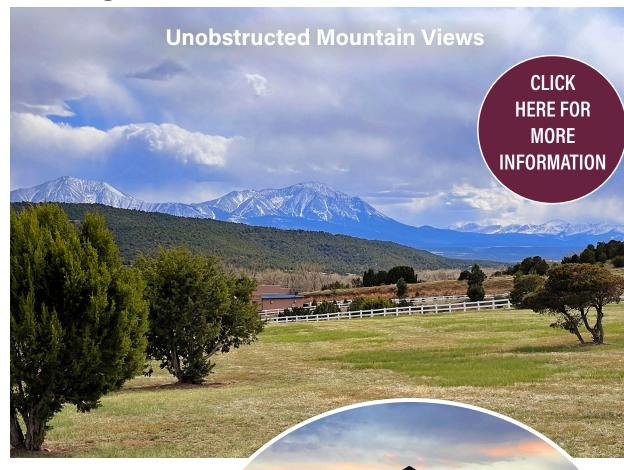
# **AUCTION LIVE ONLINE THURS JUNE 5th@ 1:07 PM MDT**

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





"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



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.



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.

## **Many Potential Uses**

- Full-Service Wedding Venue
- Corporate Retreat Headquarters
   Birdwatchers Retreat
- Vrbo With Maid's Quarters
- Airbnb•Full-Service Inn Bed And Breakfast
- Wellness Center
- Spa Retreat
- Multiple Family Home
- Hunting Lodge
- Convention Site For Small Business













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

**★CLICK FOR MORE INFORMATION★**