



**10.01 Acres**

**\$7,900**

**Costilla County, Colorado**

landresellers.com/properties/21653f12a15



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Colorado  
**County:** Costilla County  
**City:** San Luis  
**Price:** \$7,900  
**Total Acreage:** 10.01  
**Property ID:** TCE 5-5-1  
**Property Address:** 24th street North, San Luis, CO  
**APN:** 70504090  
**GPS:** 37.341430862409, -105.61435819378

**Subdivision:** Trinchera Creek Estates  
**Unit:** 5  
**Block:** 5  
**Lot:** 1  
**CCRs:** none  
**Association Fees:** none  
**Roads:** dirt  
**Power:** no  
**Taxes:** \$78  
**Seller Fees:** 90

Fort Garland \* Mt. Blanca \* San Luis \* Alamosa area Trinchera Creek Estates 14 miles NW of San Luis

- SIZE: 10.01 +/- acres
- APN#: 70504090
- LEGAL DESCRIPTION: Trinchera Creek Estates Unit 5, Block 5, Lot 1
- STATE: Colorado
- COUNTY: Costilla
- GENERAL LOCATION: about 14 miles NW of San Luis. South side of 24th street North
- GPS (approx.): NE @ rd: 37.3419 , -105.6138 ; NW @ rd: 37.3419 , -105.6149 ;
- GENERAL ELEVATION:
- GENERAL INFORMATION: REMOTE. Near farming area. Mobiles, Modulares, site builds ok. Camp, RV. check with the county for your intended usage .
- TYPE OF TERRAIN: level
- ZONING: residential
- POWER: No
- PHONE: unknown
- WATER: no. must install well or holding tank.
- SEWER: No. Only needed when/if you build.
- ROADS: graded dirt
- PROPERTY TAX: \$78 a year
- CLOSING/DOC. FEES: \$90.
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: none
- PLAT MAP: by email
- TITLE INFORMATION: Free and clear
- FINANCING INFO and PURCHASE INFO
- Owner financing available.
- No Qualifying. No Credit Checks.
- Gps/lats/longs coordinates are provided as a tool to assist the Buyer.
- Use the maps to confirm.
- BUYER TO VERIFY listings' GPS coordinates

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