



**38.1 Acres**

**\$59,000**

**Huerfano County, Colorado**

landresellers.com/properties/fa0d8e31ee6



## Property Details

**Property Types:** Residential, Recreational, Farms and Ranches

**State:** Colorado

**County:** Huerfano County

**City:** Gardner

**Price:** \$59,000

**Total Acreage:** 38.1

**Property ID:** Colo LGR CC-1-133 (rnlp)

**Property Address:** Cr 531, Gardner, CO

**APN:** 17137133

**GPS:** 37.681422664941, -105.13519317529

**Subdivision:** Colorado Land and Grazing Ranch

**Unit:** CC-1

**Lot:** 133

**Roads:** dirt

**Taxes:** \$492

**Seller Fees:** 90

**Southerly Facing slightly sloping**

**HUGE VIEWS \* Mountain Ranch land South of Gardner**

SIZE: 38.1+/- acres

APN#: 17137133

LEGAL DESCRIPTION: Lot 133, Unit CC-1, Colorado Land and Grazing ranch

STATE: Colorado

COUNTY: Huerfano

GENERAL LOCATION: about 7 miles South of Gardner. About 20 miles W-NW of Walsenburg. just North of CR 531

GPS (approx.): NW: 37.681694 , -105.14005 ; SW: 37.680552 , -105.140071 ; NE: 37.683023 , -105.131998 ; SE: 37.679678 , -105.133929

GENERAL INFORMATION: Huge views. Camp, RV, Build. Start your own mini-ranch.

GENERAL ELEVATION: 7420'-7620'

TYPE OF TERRAIN: rolling - slightly sloping

ZONING: Residential/ag

POWER: no

PHONE: no. some cell phones work

WATER: no must install well or holding tank if you build

SEWER: no. must install if you build

ROADS: Dirt

PROPERTY TAX: \$492 a year

CLOSING/DOC. FEES: \$90

TIME LIMIT TO BUILD: none

ASSOCIATION DUES: NONE

**Property info will be updated if we acquire more info**

**Go to [1881.com](http://1881.com) Area land page**

## Seller Information



1881.com Investments  
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1881.com Investments is a land company that specializes in Selling and Buying Real Estate. Types of property we specialize in is vacant land, mountain land, mining claims, and patented mining claims. We offer various land for sale in both large acreage and smaller parcels and lots.