



**5.61 Acres**

**\$7,999**

**Costilla County, Colorado**

landresellers.com/properties/a764f4ec438



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Colorado  
**County:** Costilla County  
**City:** Sanford  
**Zip:** 81151  
**Price:** \$7,999  
**Total Acreage:** 5.61  
**Property ID:** a764f4ec438  
**Property Address:** Margo Ave Margo Ave, Sanford, CO, 81151  
**APN:** 715-66-760  
**GPS:** 37.1777, -105.6219

**Subdivision:** Rio Grande Ranchos  
**Unit:** 49  
**Block:** 17  
**Lot:** 5  
**Association Fees:** None  
**Roads:** Dirt/Gravel. Road Frontage to Margo Rd. Accessible to Hwy 142  
**Power:** Power Lines 1.6 miles from property. Inquire Local electric company (Xcel Energy #800-895-4999), Solar or Wind  
**Water:** Need Well. The average well depth in the Rio Grande Ranches is about 300 FT, drilling costs about \$35 per foot. A money saving option, if you don't want to drill right away, or if you're just using your land for vacation, you can haul your own water. You  
**Sewer:** Need Septic Tank (SEPTIC SYSTEMS: cost \$3,800-6,000)  
**Taxes:** \$77  
**RV Policies:** RV camping allowed for up to 14 days every 3 months. Long-term RV requires permit from the Planning Department.

Want space and privacy? Find your place in Costilla County.

With breathtaking scenery, 300 days of sunshine per year, room to roam – this land was made for you.

Own undeveloped land now by contacting us.

In and around Costilla County, one will find beautiful national parks, pristine lakes, majestic mountains, and other, beautiful natural attractions like waterfalls and unique rock formations. There are also five mountain peaks along the Costilla County line: Blanca, Mt Lindsey, Raspberry, Trinchera, and Cuatro.

Other key facts that make Costilla attractive:

300 days of Sunshine per year

Low Rainfall (10 inches) per year

Don't wait! Reserve it today and go enjoy it this weekend.

CASH DISCOUNT PRICE: \$7,999

Buy now, pay later?

We do owner financing!

No need for the tricky bank or credit checks!

Call/Text us to learn more

Things to do in the area:

- Costilla county offers some of the best big game hunting in Colorado
- Ride your bike and take a trip through the breath-taking view of majestic mountains
- Go fishing in the Rio Grande River
- Camp or bring the RV on the weekends
- Climate is suitable for cultivating crops & raising livestock

Nearby Towns & Cities:

- Blanca (22 mi)
- Fort Garland (27 mi)
- San Acacio (5 mi)
- San Luis (12 mi)
- Alamosa (37 mi)
- Pueblo (124 mi)
- Colorado Springs (166 mi)
- Albuquerque (204 mi)
- Denver (236 mi)

Directions to Property:

Take Co Rd 19 and Co Rd 18 to CO-142 E. Then, turn left onto CO-142 E, and after 0.2 mi, you will reach your destination on the right.

## Seller Information



Moonlit Land  
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At Moonlit Land, we make it easy for you to buy land. We offer owner financing with no credit check required, so you can get started on your dream of land ownership today. Just find a property you like, make a small down payment with a major credit card, and we'll draft a purchase agreement for you...