

# Extra Large parcel in the San Luis Valley with easy access to Alamosa \* Great sand Dunes nearby



**9.91 Acres**

**\$7,500**

**Alamosa County, Colorado**

[landresellers.com/properties/f45bc3c8330](https://landresellers.com/properties/f45bc3c8330)



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Colorado  
**County:** Alamosa County  
**City:** Alamosa  
**Price:** \$7,500  
**Total Acreage:** 9.91  
**Property ID:** MBVR 10-7-5  
**Property Address:** 2nd & 3rd ave, Alamosa, CO  
**APN:** 513922108005  
**GPS:** 37.617197993529, -105.76122600381

**Subdivision:** Mount Blanca Valley Ranches  
**Unit:** 10  
**Block:** 7  
**Lot:** 5  
**CCRs:** none  
**Association Fees:** none  
**Roads:** graded dirt  
**Power:** no  
**Taxes:** \$79  
**Seller Fees:** 90

San Luis Valley Colorado

Land \* Real Estate

San Luis Valley fronts 2 roads

- SIZE: 9.91+/- acres
- APN#: 513922108005
- LEGAL DESCRIPTION: Mount Blanca Valley Ranches Unit 10, Block 7, Lot 5
- STATE: Colorado
- COUNTY: Alamosa
- GENERAL LOCATION: 12 miles N-NW of Alamosa. fronts 2nd & 3rd ave. between 1st ave. & 2nd street.
- GPS (approx. ): 37.617164 , -105.761382
- GENERAL ELEVATION: 7540 ft.
- GENERAL INFORMATION: Wide Open Spaces. Mountain Views. Camp, Build, RV. mobiles, Modulares, site builds allowed.
- TYPE OF TERRAIN: level
- ZONING: residential
- POWER: NO
- PHONE: NO
- WATER: no. would need to install well or holding tank.
- SEWER: No. Only needed when/if you build.
- ROADS: dirt
- PROPERTY TAX: \$79 a year
- CLOSING/DOC. FEES: \$90.
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: none
- TITLE INFORMATION: Free and clear
- 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
- FINANCING INFO and PURCHASE INFO

Go to [1881.com](https://1881.com) Alamosa county land page

## Seller Information



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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.