



**5.29 Acres**

**\$7,900**

**Costilla County, Colorado**

landresellers.com/properties/16f3bf3a4f9



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Colorado  
**County:** Costilla County  
**City:** Fort Garland  
**Price:** \$7,900  
**Total Acreage:** 5.29  
**Property ID:** slvr 9-18-1  
**Property Address:** SWcorner of Pinon & 13th., Fort Garland, CO  
**APN:** 703-52-680  
**GPS:** 37.493007186428, -105.54211892262

**Subdivision:** San Luis Valley Ranches  
**Unit:** 9  
**Block:** 18  
**Lot:** 1  
**CCRs:** no  
**Association Fees:** none  
**Roads:** dirt/graded  
**Taxes:** \$90  
**Seller Fees:** 90

### Mt. Blanca views Wildlife

- SIZE: 5.29 +/-acres
- APN#: 703-52-680
- LEGAL DESCRIPTION: SLVR Unit 9 Blk 18 Lot 1
- STATE: Colorado
- COUNTY: Costilla
- GENERAL LOCATION: about 4 miles West of Blanca. North of Hiway 160..
- DRIVING DIRECTIONS: From Blanca go approx. 3-4 miles West on 160 turn North on Poplar.Follow Poplar North to 13th street. Turn right (east) property is on the SWcorner of Pinon & 13th.
- GPS (approx.): NW: 37.49322 , -105.54265 ; NE: 37.49322 , -105.54164 ; SE: 37.49142 , -105.54164 ; SW: 37.49142 , -105.54267
- GENERAL ELEVATION: 7700 ft.
- GENERAL INFORMATION: Views of Mt. Blanca. Easy access. Buildable. Mobiles, Modulares, RVs, camping, animals allowed. Elk, antelope, prairie dogs in area.
- TYPE OF TERRAIN: level
- ZONING: residential
- POWER: in subdivision
- PHONE: in subdivision
- WATER: no. must install well or holding tank.
- SEWER: No. Only needed when/if you build.
- ROADS: dirt
- PROPERTY TAX: \$90 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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## 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.