



## 5.35 Acres

### \$14,995

#### Costilla County, Colorado

[www.governmentlandsales.us/properties/8911bd278b1](http://www.governmentlandsales.us/properties/8911bd278b1)



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Colorado  
**County:** Costilla County  
**City:** Blanca  
**Zip:** 81123  
**Price:** \$14,995  
**Total Acreage:** 5.35  
**Property ID:** C-2023091  
**Property Address:** 8th St, Blanca, CO, 81123  
**APN:** 703-49-180  
**Dimensions:** 445' X 520'

**GPS:** 37.4763, -105.5667  
**Subdivision:** San Luis Valley Ranches  
**Unit:** 7  
**Block:** 8  
**Lot:** 10  
**CCRs:** None  
**Association Fees:** None  
**Roads:** Good Dirt  
**Time Limit to Build:** None  
**Taxes:** \$75

Great level lot in the San Luis Valley Ranches subdivision just northwest of Blanca, CO and only 15 mile east of the larger Alamosa, CO. This oversized ranchette is the perfect lot to get your Colorado dream started! It is a level building lot with maintained 2WD road access. It is located on 8th ST about a block and a half off the HWY and easily accessible right of HWY 160 at the "turn".

### Costilla County

Home to the oldest continuously occupied town in Colorado (San Luis), Costilla County in south central Colorado is one the most picturesque areas of the State. Whether you are in to hiking, biking, fishing, and anything else outdoors, this area of Colorado offers a little bit of something for everyone.

### Blanca, CO

Located on the western edge of Costilla County, Blanca is a small town with a few amenities. It is named after Blanca Peak, the fourth largest summit of the Rocky Mountains (14,351 feet). Known locally as an area for great elk hunting and alpine trout fishing. There are a few stores, a gas station, and an RV park. Whatever cannot be found in town can be found in nearby Alamosa.

### Alamosa, CO

Located just 15 miles west of this property and in Alamosa County, is the much larger city of Alamosa, CO. With a population over 10,000, Alamosa has all of the amenities one would need. It has stores and restaurants (both local and national), large chain box stores, and over a dozen hotels. Aside from the wide array of outdoor activities, Alamosa also has local indoor options including live theater and plenty of other entertainment options.

### Land Information:

Legal: San Luis Valley Ranches Unit 7 Block 8 Lot 10

APN: 703-49-180

Dimensions: Approximately 445' X 520'

Size: 5.35 Acres

**GPS: Approximate GPS Coordinates**



37.4770, -105.5674 (NW Corner)

37.4770, -105.5659 (NE Corner)

37.4755, -105.5659 (SE Corner)

37.4755, -105.5674 (SW Corner)

37.4763, -105.5667 (Center)

**Owner financing available, please inquire. No credit checks, everyone qualifies. We accept all major credit cards. All cash offers are considered.**

Document preparation fee: \$299

C-2023091-OBT

*Disclaimer: All of the information in this listing is accurate to the best of our knowledge at the time of posting. Potential buyer(s) should do their own research and due diligence to verify all information provided and make a decision to purchase based on their own research.*

## Seller Information



**GOVERNMENT  
LAND SALES**

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Purchasing land is an investment and we are here to help you through that process. Government Land Sales, Inc. was started as an alternative investment tool to the traditional stock market, CD's, bonds, etc. Raw land is less susceptible to the ups and downs of the other investment markets. We believ...