



5.35 Acres

\$14,995

Costilla County, Colorado

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
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