



**5 Acres**

**\$6,500**

**Costilla County, Colorado**

[www.landresellers.com/properties/01f281f67aa](http://www.landresellers.com/properties/01f281f67aa)



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Colorado  
**County:** Costilla County  
**City:** San Luis  
**Price:** \$6,500  
**Total Acreage:** 5  
**Property ID:** mbvr 3-7-9  
**Property Address:** 5th street just west of Pawnee Ave., San Luis, CO  
**APN:** 708-20-400  
**GPS:** 37.27414, -105.59379

**Subdivision:** Mount Blanca Valley Ranches  
**Unit:** 3  
**Block:** 7  
**Lot:** 9  
**CCRs:** None  
**Association Fees:** none  
**Roads:** Dirt-unimproved dirt  
**Power:** No  
**Taxes:** \$95  
**Seller Fees:** 90

Fort Garland \* Mt. Blanca \* San Luis \* Alamosa area Base of a small mountain Cul-de-Sac

- SIZE: 5.0+/- acres
- APN#: 708-20-400
- LEGAL DESCRIPTION: Mount Blanca Valley Ranches Unit 3, Block 7, Lot 9
- STATE: Colorado
- COUNTY: Costilla
- GENERAL LOCATION: ABOUT 10.5 miles North of the Town of San Luis. on 5th street just west of Pawnee Ave.
- DRIVING DIRECTIONS:
- GPS (approx.): NW: 37.27414 , -105.59379 ; NE: 37.27414 , -105.59264 ; SE: 37.27239 , -105.59264 ; SW: 37.27239 , -105.59379
- GENERAL ELEVATION: 7810 - 7850 ft.
- GENERAL INFORMATION: at the base of a small mountain. gentle slope. westerly facing. mobiles, modulars site-builds ok. Camp, RV
- TYPE OF TERRAIN: sloping
- ZONING: residential
- POWER: No
- PHONE: No
- WATER: no. must install well or holding tank.
- SEWER: No. Only needed when/if you build.
- ROADS: dirt
- PROPERTY TAX: \$95 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

Go to [1881.com](http://1881.com) area 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.