



**11.61 Acres**

**\$35,000**

**Costilla County, Colorado**

[www.landresellers.com/properties/9ec3b985384](http://www.landresellers.com/properties/9ec3b985384)



## Property Details

**Property Types:** Land, Residential, Recreational

**State:** Colorado

**County:** Costilla County

**City:** San Luis

**Price:** \$35,000

**Total Acreage:** 11.61

**Property ID:** SDCR R2-251-5477

**Property Address:** Joy Road, San Luis, CO

**APN:** 70260040

**GPS:** 37.3003, -105.3465

**Subdivision:** Sangre de Cristo Ranches

**Unit:** R-2

**Block:** 251

**Lot:** 5477

**CCRs:** none

**Association Fees:** none

**Roads:** dirt - graded dirt

**Power:** NO

**Taxes:** \$108

**Seller Fees:** 90

Aspens \* Pines \* Fir \* Spruce

Trees. Trees. Trees.

Small Stream Front of property \* Goes up the mountain back of property

- SIZE: 11.61 +/- ac
- APN#: 70260040
- LEGAL DESCRIPTION: SDCR Unit R-2, Block 251, Lot 5477
- STATE: Colorado
- COUNTY: Costilla
- GENERAL LOCATION: About 8 miles NE San Luis. South side of Joy Rd.
- GPS(approx.): 37.3003 , -105.3465
- GENERAL ELEVATION: approx. 9000'-9250'
- GENERAL INFORMATION: small Creek. Trees. Camp, RV, build, Mobile, Modulares, site builds allowed. Check with the county for your intended usage.
- TYPE OF TERRAIN: level-rolling/ slopes up in back
- ZONING: residential
- POWER: NO
- PHONE: No
- WATER: Must install well if you build.
- SEWER: No. Only needed when/if you build.
- ROADS: dirt
- PROPERTY TAX: approx. \$108 a year
- CLOSING/DOC. FEES: \$90
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: NONE
- TITLE INFORMATION: Free and clear
- If/when more info becomes available we will update listing.

**FINANCING INFO and PURCHASE INFO**

**[Go to 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.