



**0.25 Acres**

**\$7,500**

**Costilla County, Colorado**

[www.landresellers.com/properties/10cfd18f410](http://www.landresellers.com/properties/10cfd18f410)



## Property Details

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

**State:** Colorado

**County:** Costilla County

**City:** Manasa

**Price:** \$7,500

**Total Acreage:** 0.25

**Property ID:** RGRR 1-536

**Property Address:** Manasa, CO

**APN:** 71616025

**GPS:** 37.094687496231, -105.74487711192

**Subdivision:** Rio Grande River Ranches

**Unit:** 1

**Lot:** 536

**CCRs:** none

**Association Fees:** none

**Roads:** dirt

**Power:** NO

**Taxes:** \$75

\* Camp. Fish. Relax. \*

on the Rio Grande River

- SIZE: 1/4 +/- acres
- APN# 71616025
- LEGAL DESCRIPTION: RGRR Unit 1 Lot 536
- STATE: Colorado
- COUNTY: Costilla
- GENERAL LOCATION: about 13 miles E-SE of Manasas. East side of the River.
- GPS (approx): 37.0947 , -105.7449
- GENERAL ELEVATION: 7600'
- GENERAL INFORMATION: Mobile, Modulares, site builds allowed. check with the county for your intended usage.
- TYPE OF TERRAIN: level-rolling
- ZONING: Recreational
- POWER: No
- PHONE: No
- WATER: no. must install well or holding tank.
- SEWER: No. Only needed when/if you build.
- ROADS: dirt
- PROPERTY TAX: \$75 a year
- CLOSING/DOC. FEES: \$115
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: none

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 area land page

## Seller Information



1881.com Investments  
www.1881.com  
Austin, TX 78727

5124789999  
land@1881.com

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.