



**39.09 Acres**

**\$29,900**

**Costilla County, Colorado**

[www.landresellers.com/properties/7119a833fb7](http://www.landresellers.com/properties/7119a833fb7)



## Property Details

**Property Types:** Land, Recreational, Farms and Ranches

**State:** Colorado

**County:** Costilla County

**City:** San Luis

**Price:** \$29,900

**Total Acreage:** 39.09

**Property ID:** Melby II-6

**Property Address:** Moonlight Way, San Luis, CO

**APN:** 73300440

**GPS:** 37.133635544112, -105.43677709543

**Subdivision:** Melby Ranch North

**Unit:** Pase II

**Lot:** 6

**Roads:** dirt - graded dirt

**Power:** NO

**Taxes:** \$238

**Seller Fees:** 90

### Melby Ranch

- SIZE: 39.09 +/- ac
- APN#: 73300440
- LEGAL DESCRIPTION: Melby Ranch North Phase II, Lot 6
- STATE: Colorado
- COUNTY: Costilla
- GENERAL LOCATION: About 4.5 miles South of San Luis. South Side of Moonlight Way
- GPS(approx.): 37.1336 , -105.4369
- GENERAL ELEVATION: approx. 8600'-8670'
- GENERAL INFORMATION: Rolling land. 2.5 miles NW of Sanchez reservoir. Camp, RV, build, Mobile, Modulares, site builds allowed. Check with the county for your intended usage.
- TYPE OF TERRAIN: level-slightly sloping
- ZONING: residential -ag
- POWER: No
- PHONE: No
- WATER: Must install well if you build.
- SEWER: No. Only needed when/if you build.
- ROADS: dirt
- PROPERTY TAX: approx. \$238 a year
- CLOSING/DOC. FEES: \$90
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: Need to confirm
- TITLE INFORMATION: Free and clear
- If/when more info becomes available we will update listing.

**FINANCING INFO** and **PURCHASE INFO**

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

5124789999  
land@1881.com

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