# **40-ACRE LOT**

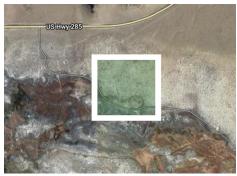
**FOR SALE** SAN LUIS VALLEY













\$50,000 Listing ID: 1010 SAGUACHE COUNTY

# **LOT FEATURES**

FEATURES	INCLUDED	ADDITIONAL
Electricity	<b>⊘</b>	
Water Permit	<b>⊘</b>	
Drilled Well		
Road Access	<b>S</b>	
Fiber Optic	<b>⊘</b>	
Easement	<b>②</b>	
Septic Tank		

# SCHEDULE A CALL

CONTACT OUR LAND EXPERTS AT

- **(** +1.732.239.3758
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# **OVERVIEW**

Welcome to this 40 acre lot property - that comes with enough water rights to water up to 3 houses (with an ADU each for a total of 6) - plus up to 1-acre of water outside water use!

GREAT INVESTMENT. Situated with direct access to US Highway 285 in Colorado and only FOUR minutes away from Saguache, CO...the location of this lot is uncomporable to any other 35-40 acre lot in the market. Plus ELECTRICITY runs through the lot.

Saguache is an up-and-coming town with a lot of history - and with a NEW multi-million dollar school with a very low teacher to student ratio. This property is bound to have capital gains!



Direct access **US Highway 285, Colorado** 4 min from the town of **Saguache, CO** 



Approved **well permit** ready to transfer **Well drilling** scheduled for September 2023



State of art "Mountain Valley PK-12" school newly built Uninterrupted views to **Sangre de Cristo Mountains** 

#### PROVEN EXPERIENCE



International Clients: Zalaquett Group has vast experience with clients from Latin America (Chile, Bolivia, Brazil, Mexico, etc).



Full One-Stop-Shop: Advising clients on all aspects of investment from corporate entities, immigration law, taxes, to management of investment.



PAYMENT OPTIONS:







**LENDER FINANCING:** ENHANCIFY: \$0 down

### **NEARBY ATTRACTIONS**



## **GREAT SAND DUNES NATIONAL PARK**

Just a short drive away, the Great Sand Dunes are the tallest in North America offering outdoor activities, such as sandboarding, hiking, and stargazing. The Dunes are set against the backdrop of the Sangre de Cristo Mountains.



#### **SALIDA**

- Whitewater Rafting
- Brown's Canyon National Monument
- Zip-Line Adventure Park



#### MONARCH MOUNTAIN

- Ski + Snowboard Resort
- Riverside Park + Salida Hot Springs
- Old Monarch Pass "Rainbow Route"



#### **ALAMOSA**

- Zapata Falls 25 ft. waterfall hike
- Cumbres & Toltec Scenic Railroad
- International Dark Sky Park