

40-ACRE LOT

FOR SALE SAN LUIS VALLEY

own a piece of
COLORADO



\$50,000

Listing ID: 1010
SAGUACHE COUNTY

LOT FEATURES

FEATURES	INCLUDED	ADDITIONAL
Electricity	✓	
Water Permit	✓	
Drilled Well		●
Road Access	✓	
Fiber Optic	✓	
Easement	✓	
Septic Tank		●

SCHEDULE A CALL

CONTACT OUR LAND EXPERTS AT

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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 uncomparable 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:



CASH: \$2K Off
\$47,950 Final Price



SELLER FINANCING:
\$25K down + 24 mo.



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