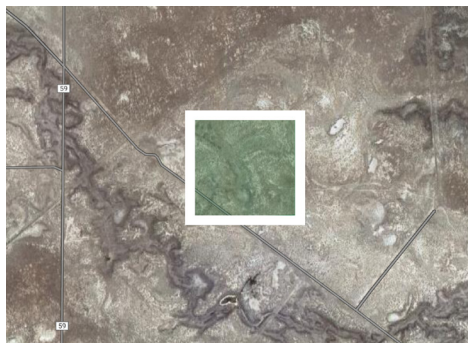


40-ACRE LOT

FOR SALE SAN LUIS VALLEY

own a piece of
COLORADO



\$65,000

Listing ID: 2010
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

+1.732.239.3758
+1.719.621.9358
gamal@zalaquettgroup.com
www.ownapieceofcolorado.com

OVERVIEW

Get ready to experience the most amazing sunsets offered by the San Luis Valley with your own 40-acre lot with direct views of the Sangre de Cristo mountain range. Develop your DREAM HOME - or Airbnb and Short Term vacation rental cabin!

Water rights included allow for up to 3 houses with 3 ADUs each to be constructed on this house. Zoning allows for all these houses plus SHORT TERM rental income (that is already approved by the municipality). This property is ready to be turned into an income producing unit.

Priced TO SELL...READY TO BUILD (needs solar and septic).



30 min to **Great Sand Dunes National Park**
15 min to **US Highway 17, Colorado**



Newly **drilled well** in July 2023
Septic tank installation in progress



Uninterrupted views to **Sangre de Cristo Mountains**
Land borders **State Conservation Land**

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: 3% Discount
\$62,950 Final Price



SELLER FINANCING:
\$30k 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