



First _____
COLORADO LAND
Office

LISTING BROKER

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\$75,000
MLS #2528837

TBD Lane 4 N, Mosca

- ◆ 40.00 Acres
- ◆ Expansive Views of the Sangre de Cristo Mtns.
- ◆ Electricity running through middle of property
- ◆ Domestic Well can supply up to 3 Homes
- ◆ Well Household w/Livestock
- ◆ Septic System Required
- ◆ No HOA Fees or Covenants
- ◆ 2020 Taxes \$227



FirstColorado.com - 719-539-6682 - 7385 W. Hwy 50/Box 749 Salida, CO 81201

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This 40 acre parcel has water..

in place and electric running through the center of the property. The domestic well can supply up to three residences, water livestock and water up to an acre of land. A finished shed/cabin with tongue and groove finishes on the ceiling, sheet rock finishes on the walls and vinyl floor finishes is included in the purchase. This shed/cabin is wired for electricity with lights already installed and is enclosed within a large pen that has been constructed out of wood posts and hog wire. A brand new generator is included to help light this shed up. A driveway with a round-about has been installed for easy access. A gate locked gate has been installed at the beginning of the driveway. The expansive views from this property include the Sangre de Cristo Mountain Range to the East and the San Juan Mountain Range to the West. The Great Sand Dunes National Park and Reserve is only 30 minutes away. The Sand Dunes Swimming Pool and RV Park and the city of Alamosa are also close by. It is recommended to check with Alamosa County for building requirements. Come and experience the San Luis Valley.



Directions: From Alamosa, travel North on Highway 17 to Fourmile/Lane 4 N turn right and travel East for approximately 4.5 miles, property is on the left. Look for broker "for sale" sign.

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