

# 5 Acres – San Luis Valley Ranches, Costilla County, CO

Mountain Views | Off-Grid Friendly | Owner Financing Available

## Overview:

This 5-acre property in San Luis Valley Ranches offers stunning views of the Sangre de Cristo Mountains. Perfect for a private retreat, hunting basecamp, or future homestead. No HOA, low taxes, and direct dirt road access.

## Property Details:

APN: 70343350

Legal: San Luis Valley Ranches Unit 9, Block 9, Lot 4

Size: 5.00 Acres

Coordinates: 37.4645 N, -105.5458 W

Elevation: 7,741 ft

Access: Dirt road | HOA: None

Annual Taxes: \$175.96 (2024)

## Land Use & Utilities:

Zoning: Estate Residential

Camping & RVs: Allowed (14 days every 3 months; longer with septic)

Homes: Site-built, modular, and post-1976 manufactured allowed

Power: Solar or generator preferred

Water: Well or cistern (permit required)

Sewer: Septic system (permit required)

## Owner Financing Available:

Down Payment: \$175

Document Fee: \$250

Monthly Payments: \$175 for 60 months

Total Terms Price: \$10,750

Discounted Cash Price: \$9,500

No Credit Check | No Prepayment Penalty | 100-Day Money-Back Guarantee

## Contact Wild Domain Land:

Website: [www.WildDomainLand.com](http://www.WildDomainLand.com)

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*Wild Domain Land provides expert guidance and flexible seller financing for outdoor-focused land buyers.*