



## 4.88 Acres – San Luis Valley Ranches

Off-Grid Ready | Farm, Hunt, and Build a Legacy

APN: 70308800

### Overview:

Unrestricted 4.88-acre parcel near Blanca, CO.

Zoned Estate Residential | No HOA | Taxes: \$63.36/year

Elevation: 7,776 ft | Coordinates: 37.3040 N, -105.5353 W

Access: 6th Street between Mohawk & Crow Ave | APN: 70308800

### Land Use & Utilities:

Zoning: Estate Residential

Camping/RVs: Allowed (14 days every 3 months; longer w/ septic)

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

Power: Solar/generator | Water: Well or cistern | Sewer: Septic

### Sustainable Living & Farming Potential:

Grow food in hoop houses, raised beds, or a greenhouse

Raise goats, chickens, or bees for sustainable living

Add a water catchment system or drill a well for independence

### Recreation & Nearby Attractions:

Hunt elk & deer in GMU 83 with OTC tags

Fish and waterfowl hunt at Smith Reservoir

Explore the Rio Grande River & Sand Dunes National Park

Stargazing, hiking, 4x4 trails, and backcountry solitude

### Owner Financing Terms:

Down Payment: \$159 | Doc Fee: \$240

Monthly: \$159 for 60 months

No Credit Check | No Prepayment Penalty

100-Day Money-Back Guarantee

### Contact Wild Domain Land:

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

Call/Text: (303) 656-9492

Email: [collin@wilddomainland.com](mailto:collin@wilddomainland.com)

Scan to visit [WildDomainLand.com](http://WildDomainLand.com)

