



## 5.0 Acres – Off-Grid Ready Land in Southern CO

Bordering New Mexico | Airbnb, Hunting & Farm Potential

APN: 71522270

### Overview:

Level 5-acre lot near the New Mexico border in Costilla County.

Zoned Estate Residential | No HOA | Taxes: \$73.76/year

Elevation: 7,500 ft | Coordinates: 37.066637, -105.720950

Access: Well-established dirt roads

### Land Use & Utilities:

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

Gas: Propane delivery available

### Fishing Access:

Rio Grande River nearby – fly fishing for trout

Catch browns, rainbows & native cutthroat trout

Serene casting with Sangre de Cristo backdrops

### Hunting & Wildlife:

Elk, mule deer, antelope, and wild turkey in the region

Access to public lands and GMU hunting zones

Big game and small game opportunities nearby

### Airbnb Development Ideas:

Ideal for tiny homes, glamping tents, or A-frame cabins

Off-grid appeal for eco-tourism and rural escapes

Capitalize on scenic views & outdoor recreation

### Owner Financing Terms:

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

Monthly: \$159 for 60 months

Total Terms Price: \$9,699 | Cash Price: \$8,499

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)

