



## 4.54 Acres – San Luis Valley Ranches

Mountain Views | Reservoir Access | No HOA

### Overview:

Own 4.54 acres just a short walk from Smith Reservoir in Costilla County, CO.

This off-grid parcel offers mountain views, walkable water access, and zero HOA restrictions.

### Property Details:

APN: 70300200

Legal: S.L.V.R. UNIT A BLK 2 LOT 13

Size: 4.54 Acres

Coordinates: 37.3822 N, -105.5364 W

Elevation: 7,758 ft

Access: 27th Street (County-maintained)

Zoning: Estate Residential | HOA: None

Annual Taxes: \$126.72 (2024)

### Land Use & Utilities:

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

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

Power: Solar/generator encouraged; electric nearby

Water: Well or cistern (permit required)

Sewer: Septic system (permit required)

Gas: Propane delivery available

### Smith Reservoir Recreation:

Just steps away—Smith Reservoir offers trout fishing and seasonal waterfowl hunting.

Enjoy shoreline walks, open camping space, and calling in ducks at first light.

### Owner Financing Terms:

Down Payment: \$249 | Document Fee: \$250

Monthly: \$175 for 60 months

Total Terms Price: \$10,750 | Cash Price: \$8,900

No Credit Check | No Prepayment Penalty | 100-Day 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)