



5.60 Acres – San Luis Valley Ranches

Legacy Ranch Potential | Epic Views | Adventure Nearby

Overview:

Build your family's future retreat just outside Blanca, CO.
Estate Residential zoning | No HOA | Taxes: \$173.44/year
Elevation: 7,741 ft | Coordinates: 37.4763 N, -105.5762 W
Access: 8th Street (County-maintained) | APN: 70349060

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: Off-grid (solar/generator); Electric nearby
Water: Well or cistern | Sewer: Septic system

Recreation & Nearby Attractions:

Minutes to Smith Reservoir – fishing & waterfowl hunting
Close to Great Sand Dunes & Sangre de Cristo hiking
Easy drive to historic Fort Garland & Rio Grande River
Legacy outdoor fun: stargazing, camping, ATVs & more

Owner Financing Terms:

Down Payment: \$249 | Doc 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
Call/Text: (303) 656-9492
Email: collin@wilddomainland.com

Scan to visit WildDomainLand.com

