



## 4.85 Acres – Raise Hell or Raise Chickens

Freedom to Build, Farm, Camp, or Roam

APN: 70322620

### Overview:

Panoramic mountain views in San Luis Valley Ranches.

Zoned Estate Residential | No HOA | Taxes: \$126.72/year

Elevation: 7,862 ft | Coordinates: 37.3150 N, -105.5012 W

Access: County-maintained 9th Street

### 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

### Sustainable Farming & Off-Grid Potential:

Grow vegetables, herbs, or fruit in raised beds or greenhouses

Raise chickens, goats, or bees for food & sustainability

Use solar power & water catchment to stay off-grid

### Recreation & Nearby Attractions:

Short drive to Great Sand Dunes National Park

Close to Fort Garland and historic San Luis

Explore trails, 4x4 routes, and big sky country

### Owner Financing Terms:

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

Monthly: \$159 for 60 months

Total Terms Price: \$9,540

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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