



## 5.0 Acres – Off-Grid Fly Fishing Escape

Near the Rio Grande River | Self-Sustainable Living

APN: 71513080

### Overview:

Level 5-acre lot near the Rio Grande in San Luis Valley.  
Zoned Estate Residential | No HOA | Taxes: \$73.76/year  
Elevation: 7,659 ft | Coordinates: 37.1566 N, 105.6967 W  
Access: Near Osage Trail & Vallejo Road via 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

### Fly Fishing Near the Rio Grande:

Walk or short drive to Rio Grande River  
Cast for brown, rainbow & cutthroat trout  
Serene fly fishing with Sangre de Cristo backdrops

### Self-Sustainable Living Potential:

Harness solar energy and install water catchment  
Grow food with raised beds or a greenhouse  
Raise goats, chickens, or bees for a self-reliant life

### 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:

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