



0.26 Acres

\$12,995

Costilla County, Colorado

governmentlandsales.us/properties/f9a6a34d9bf



Property Details

Property Types: Land, Residential, Recreational
State: Colorado
County: Costilla County
City: Mesita
Zip: 81152
Price: \$12,995
Total Acreage: 0.26
Property ID: C-2023090
Property Address: Ouray RD, Mesita, CO, 81152
APN: 716-03-650
Dimensions: 25' X 455'

GPS: 37.0932, -105.7466
Subdivision: Rio Grande River Ranches
Unit: 1
Block: 3
Lot: 365
CCRs: None
Association Fees: None
Roads: Good Dirt
Time Limit to Build: None
Taxes: \$45
RV Policies: Allowed

Rio Grande riverfront lot in the Rio Grande River Ranches Subdivision of Costilla County, Colorado. At an elevation around 7500 feet the air is clean and the skies are bright. Great roads make this lot easily accessible at all times. The Rio Grande River adjoins this property to the west, which makes it truly a riverfront lot. The Lobato Bridge (Road G Bridge) is the southern most crossing over the river in Colorado and is just a mile south of the lot. Use it to camp, recreate, or just enjoy some peace and quiet away from it all. Your options are limitless.

Costilla County

Home to the oldest continuously occupied town in Colorado (San Luis), Costilla County in south central Colorado is one the most picturesque areas of the State. Whether you are in to hiking, biking, fishing, and anything else outdoors, this area of Colorado offers a little bit of something for everyone.

Climate

With around 280+ days of sunshine annually, this area has great weather for quality of life. Comfortable summers (not too hot) and a comfort index over 7.0 Makes for exceptional summer weather.

Land Information:

Legal: Rio Grande River Ranches Unit 1 Sheet 3 Lot 365

APN: 716-03-650

Dimensions: Approximately 25' X 455'

Size: .26 Acres

GPS: Approximate GPS Coordinates

37.0935, -105.7472 (NW Corner)

37.0929, -105.7458 (NE Corner)

37.0929, -105.7459 (SE Corner)

37.0934, -105.7473 (SW Corner)

37.0932, -105.7466 (Center)

Owner financing available, please inquire. No credit checks, everyone qualifies. We accept all major credit cards. All cash offers are considered.

Document preparation fee: \$299

C-2023090-AFT

Disclaimer: All of the information in this listing is accurate to the best of our knowledge at the time of posting. Potential buyer(s) should do their own research and due diligence to verify all information provided and make a decision to purchase based on their own research.

Seller Information



**GOVERNMENT
LAND SALES**

Government Land
Sales
4709 W Chinden Blvd
Boise, ID 83714

208-991-4644
todd@govlandsales.com

Purchasing land is an investment and we are here to help you through that process. Government Land Sales, Inc. was started as an alternative investment tool to the traditional stock market, CD's, bonds, etc. Raw land is less susceptible to the ups and downs of the other investment markets. We believ...