

803 S 12th Street  
803 S 12th Street  
Rocky Ford, CO 81067

**\$125,000**  
0.120± Acres  
Otero County



**803 S 12th Street**  
**Rocky Ford, CO / Otero County**

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**SUMMARY**

**Address**

803 S 12th Street

**City, State Zip**

Rocky Ford, CO 81067

**County**

Otero County

**Type**

Commercial

**Latitude / Longitude**

38.045723 / -103.719848

**Dwelling Square Feet**

1312

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

0.120

**Price**

\$125,000

**Property Website**

<https://greatplainslandcompany.com/detail/803-s-12th-street-otero-colorado/81545/>





**PROPERTY DESCRIPTION**

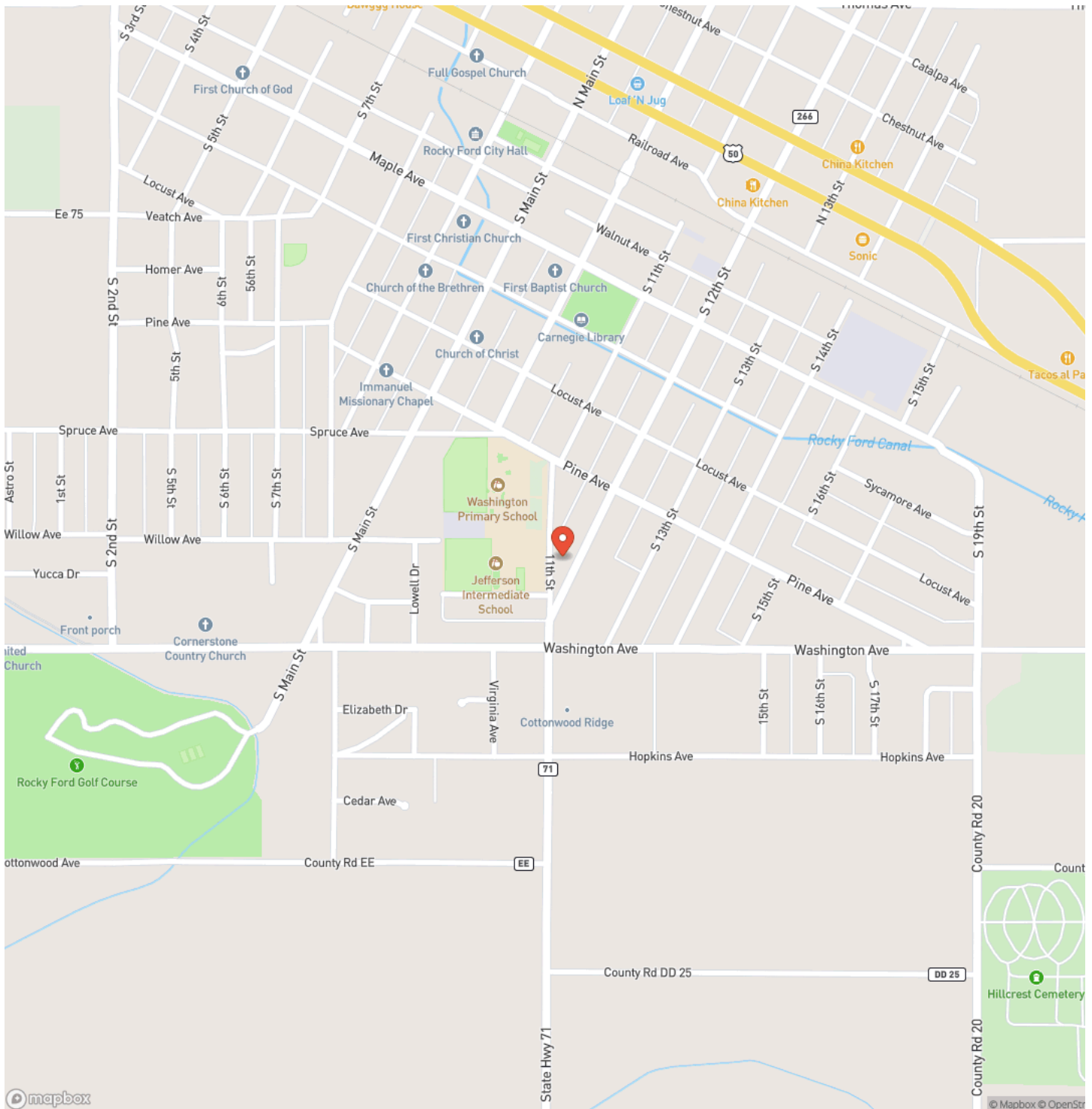
Your investment opportunity is here! This 1959 cinderblock-built duplex features back-to-back units with Unit 803 facing 12th Street and Unit 802 facing 11th Street. Both have long concrete driveways with a carport by each door. Unit 803 is occupied by an extremely clean and tidy tenant who would like to stay. Unit 802 is vacant with some repairs needed before occupancy. This would also make a great property to buy for yourself to live in and make an income from the other unit. The possibilities are here, don't wait to jump on this one!

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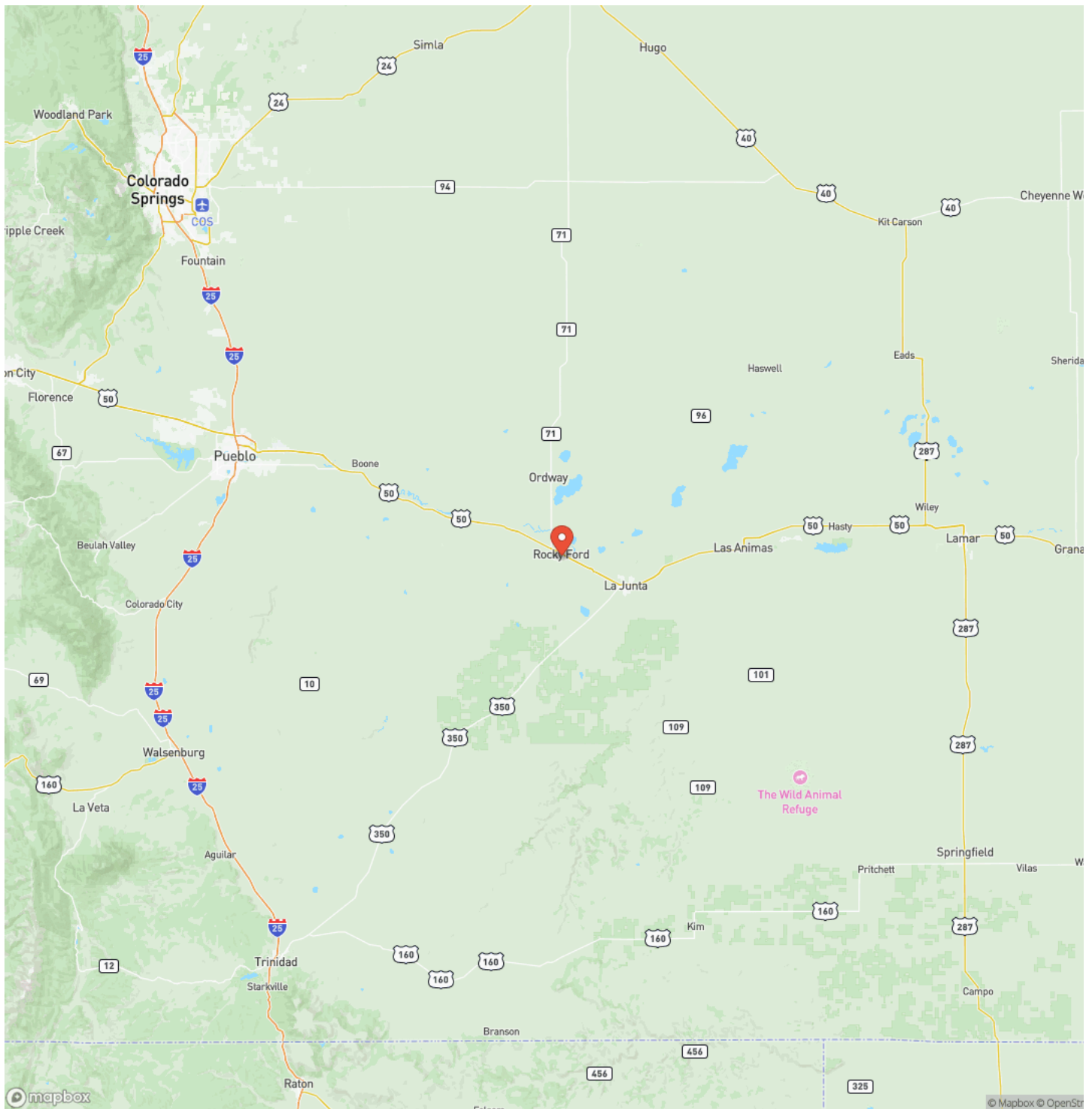
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## Locator Map

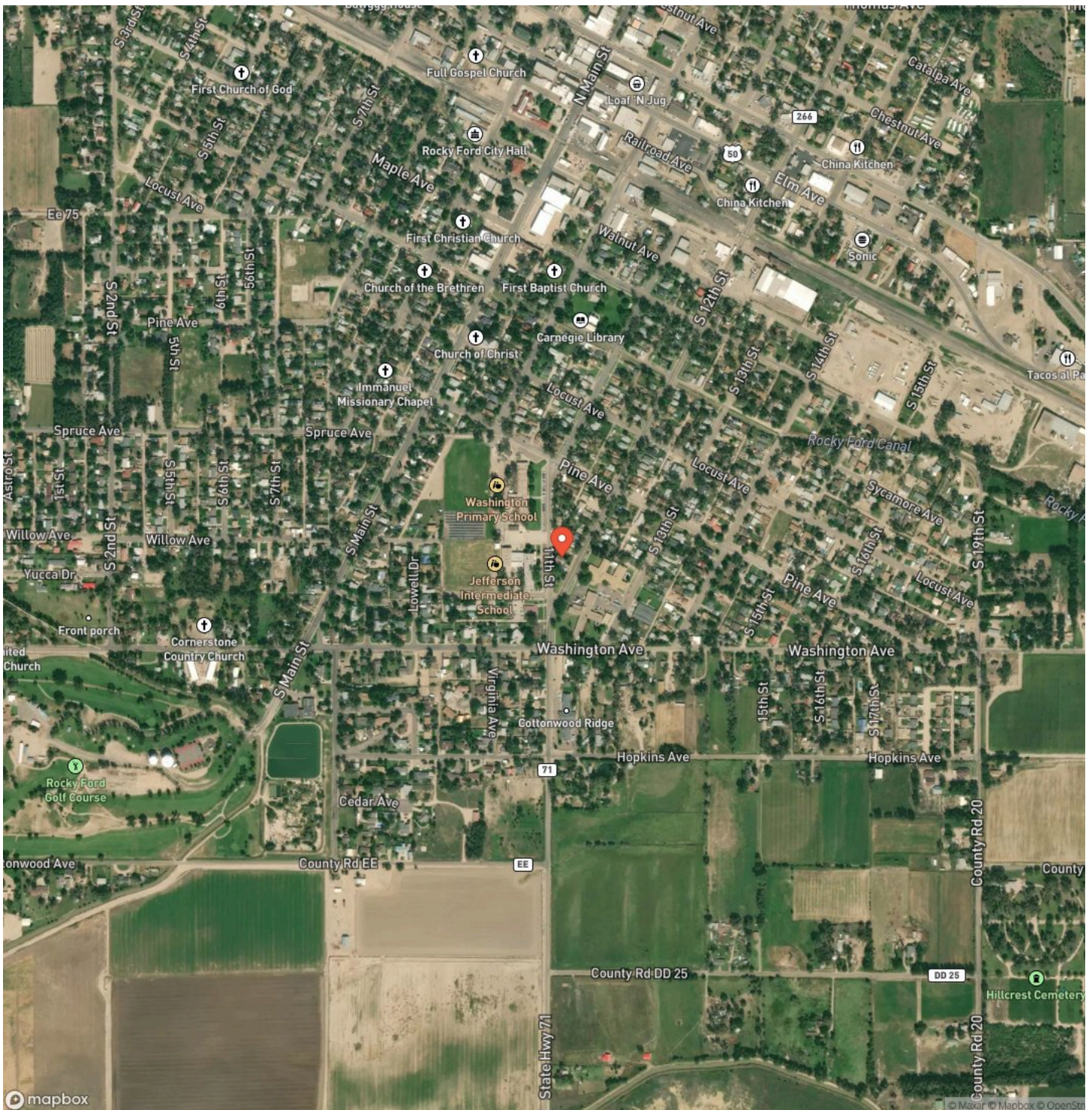


## Locator Map





## Satellite Map



**803 S 12th Street**  
**Rocky Ford, CO / Otero County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Beth Howe

## Mobile

(719) 469-3143

## Email

beth@greatplains.land

### Address

City / State / Zip

## NOTES

[illegible]

**MORE INFO ONLINE:**  
**greatplainslandcompany.com**



## This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal black lines across its entire width, providing a template for writing or drawing. The margins are consistent on all sides.



**MORE INFO ONLINE:**  
**greatplainslandcompany.com**

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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