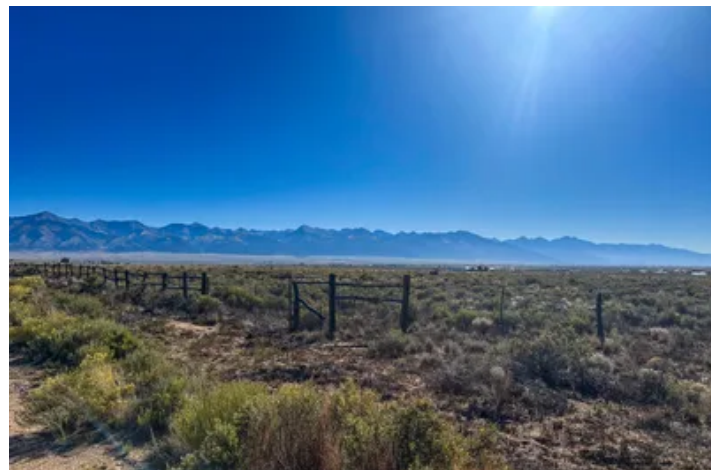


Saguache - 36  
56501 Ewing Rd  
Moffat, CO 81143

**\$36,000**  
36± Acres  
Saguache County



**Saguache - 36**  
**Moffat, CO / Saguache County**

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**SUMMARY**

**Address**

56501 Ewing Rd

**City, State Zip**

Moffat, CO 81143

**County**

Saguache County

**Type**

Recreational Land, Ranches, Lot, Horse Property, Undeveloped Land

**Latitude / Longitude**

38.136594 / -105.967641

**Acreage**

36

**Price**

\$36,000

**Property Website**

<https://greatplainslandcompany.com/detail/saguache-36-saguache-colorado/90689/>



## **PROPERTY DESCRIPTION**

### **Stunning 36-Acre Property with Mountain Views in Saguache County**

56501 Ewing Rd, Moffat, CO 81143

#### **Property Overview**

Discover your own piece of Colorado paradise on this exceptional 36-acre parcel in the heart of Saguache County. This fully fenced property offers the perfect canvas for your dreams, combining privacy, accessibility, and breathtaking views of the surrounding mountain ranges.

#### **Key Features**

##### Land & Location

- 36 acres of pristine Colorado land with endless possibilities
- Completely fenced perimeter providing security and privacy
- Excellent residential building site potential
- Conveniently located on Ewing Road in Moffat, Colorado

##### Views & Setting

- Spectacular panoramic views of the majestic Sangre de Cristo Mountains
- Unobstructed vistas showcasing Colorado's iconic mountain landscapes
- Wide open spaces with stunning scenery in every direction
- Rural tranquility while maintaining convenient access to amenities

##### Accessibility

- Just 10 minutes from the town of Saguache, CO
- 35 miles to Salida, CO for shopping, dining, and recreation
- Easy year-round access via Ewing Road

#### **Lifestyle Opportunities**

This remarkable property is ideal for those seeking the Colorado lifestyle. Whether you're envisioning a custom dream home, sustainable living, or a working ranch, this land provides the space and freedom to make it reality. The generous acreage offers room for horses, livestock, gardens, or simply enjoying the privacy that comes with owning substantial land in the scenic San Luis Valley.

#### **About the Area**

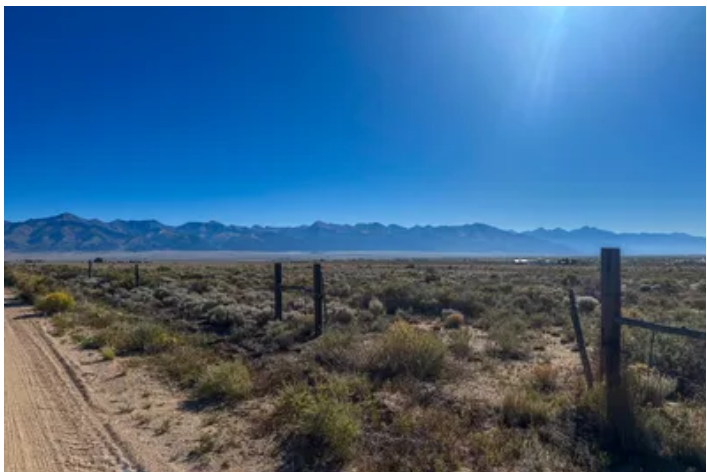
Saguache County offers authentic rural living with access to outdoor recreation including hiking, fishing, and hunting. The nearby town of Saguache provides essential services and small-town atmosphere, while Salida offers a thriving arts scene, excellent restaurants, and world-class recreation. The San Luis Valley features over 300 days of sunshine annually and four distinct seasons.

Don't miss this opportunity to own a substantial acreage property with stunning mountain views and incredible potential in the beautiful San Luis Valley.

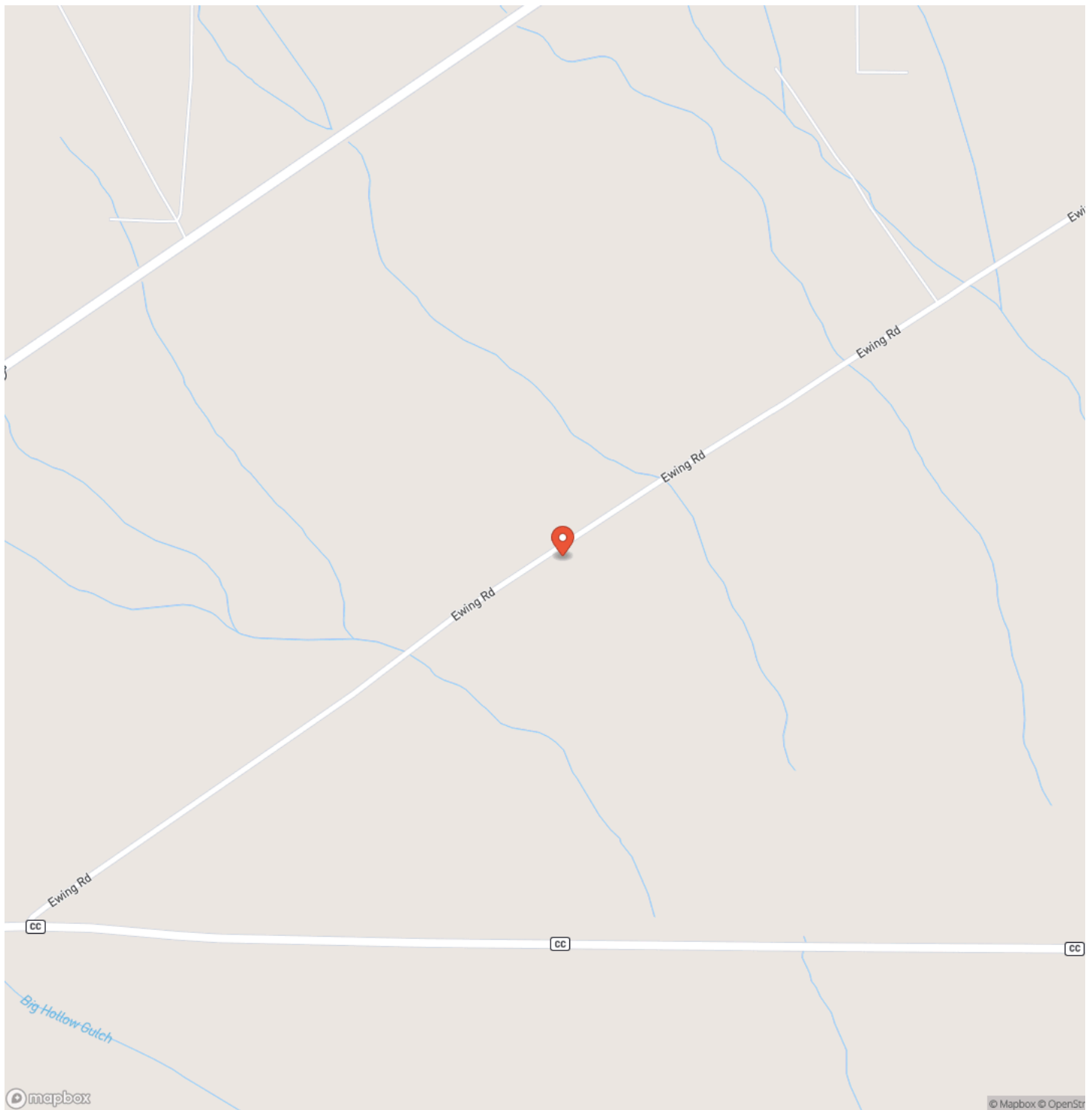
The details provided have been gathered from sources deemed trustworthy, but their accuracy and completeness have not been independently verified. Great Plains Land Company offers no assurances, warranties, or guarantees regarding the information presented. Great Plains Land Company bears no responsibility or liability for any inaccuracies, omissions, or reliability issues within this content. It is strongly advised that you perform your own thorough, independent investigation of the property and confirm all information yourself. Any decision to rely on this information is made entirely at your own discretion and risk.





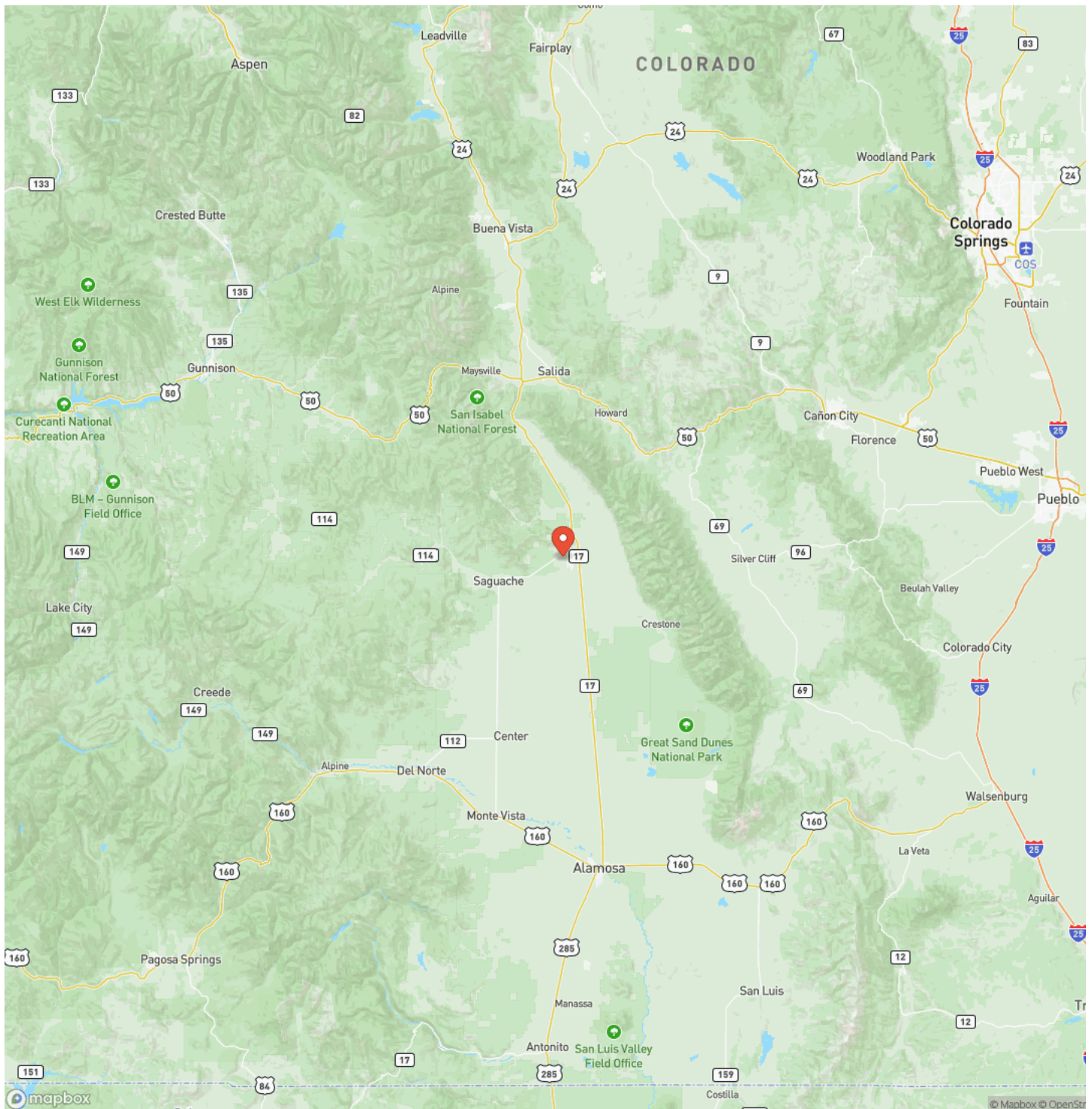


## Locator Map



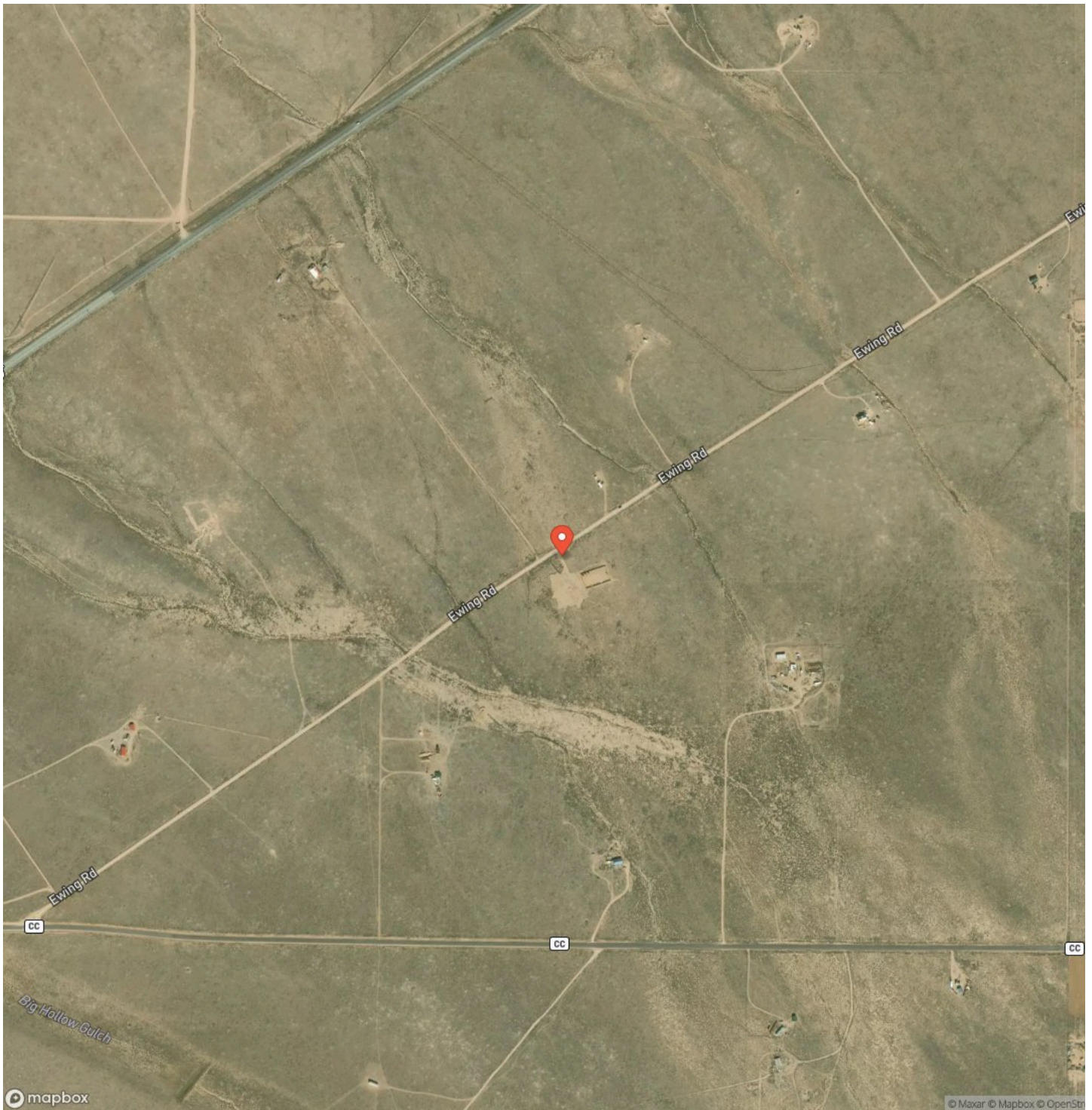


## Locator Map





## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Ethan Janicki

## Mobile

(303) 963-6738

## Email

ethan@greatplains.land

### Address

3460 E. Nielsen Ln

## City / State / Zip

## NOTES

[illegible]

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**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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