

**Parcel with Potential Building Sites & Amazing
Mountain Views**
TBD Lane 4N
Mosca, CO 81146

\$49,000
40± Acres
Alamosa County



Parcel with Potential Building Sites & Amazing Mountain Views Mosca, CO / Alamosa County

SUMMARY

Address

TBD Lane 4N

City, State Zip

Mosca, CO 81146

County

Alamosa County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

37.6322 / -105.97

Acreage

40

Price

\$49,000

Property Website

<https://greatplainslandcompany.com/detail/parcel-with-potential-building-sites-amazing-mountain-views-alamosa-colorado/89955/>



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PROPERTY DESCRIPTION

Alamosa County, CO 40

This 40-acre parcel offers panoramic views of the Sangre de Cristo Mountains at a very affordable price. With level terrain and good year-round access via county-maintained roads on two sides, the land is well-suited for a variety of uses including a potential building site, mountain retreat, or long-term investment. Electricity is located along both county roads making for great future development opportunities. Hooper Lateral runs through the NW corner of the property. Local wildlife travel through the area enhancing its appeal for those seeking a place away from the hustle/bustle of the city and a connection to nature. Located less than 2 miles from the Alamosa Solar Generating Plant there might be potential for renewable energy in the future for the investor-minded buyer. Great Sand Dunes National Park is within easy reach and is only 21 miles away. With its affordable cost, usable land, and mountain views, this property is a rare find in the San Luis Valley. Contact the listing Land Professional for more information today.

Property Details:

- Legal - N2N2NE4 15-39-9
- Mountain Views
- Maintained Road Frontage on Multiple Sides
- Electricity Nearby
- Close Proximity to Great Sand Dunes National Park
- Low Taxes

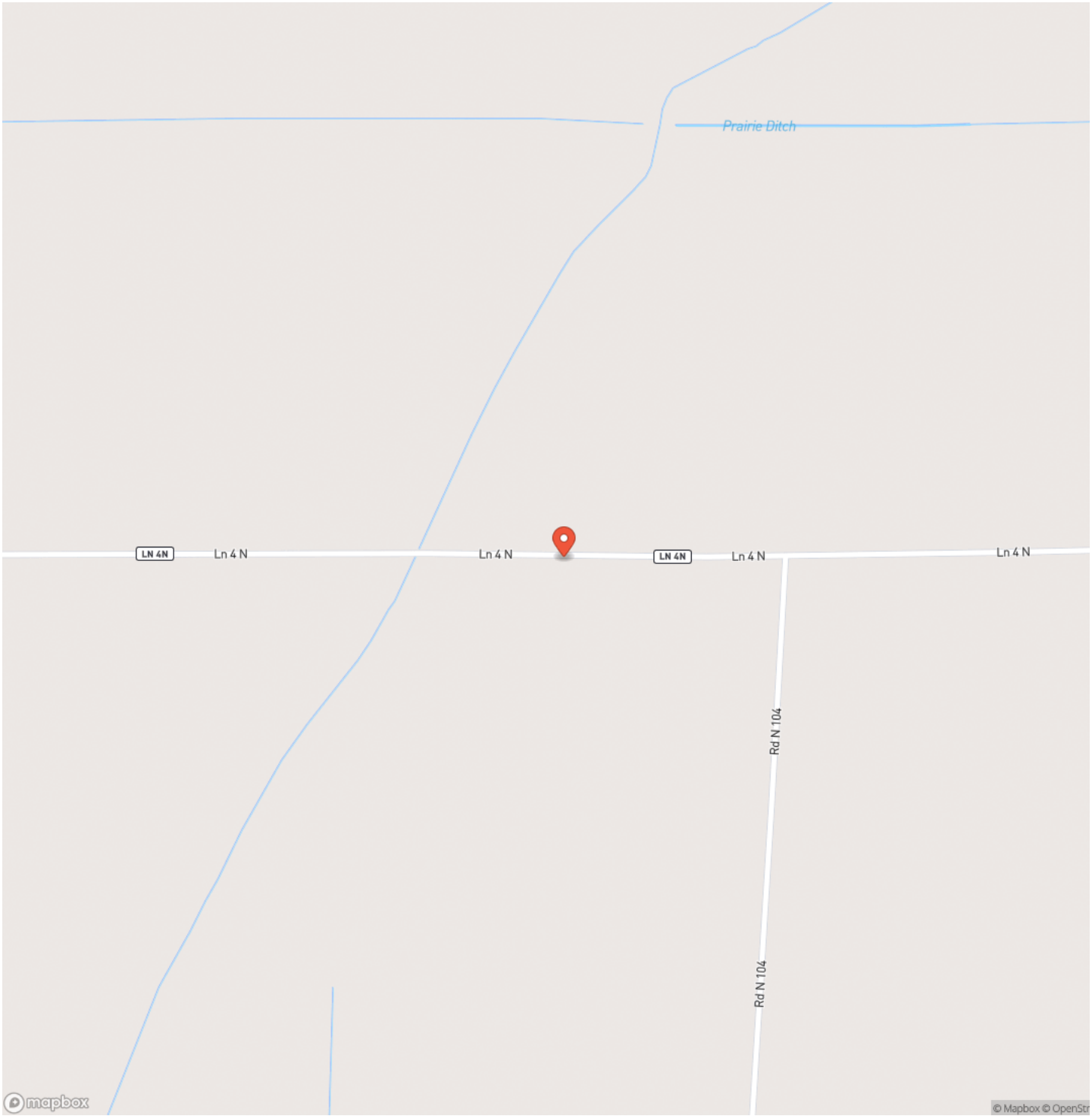
Driving Directions: From Alamosa, CO take Paved State Highway 17 north approximately 11 miles until you reach Land 4N then left (west) for approximately 5.3 miles until you reach the NE corner of the property.

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.

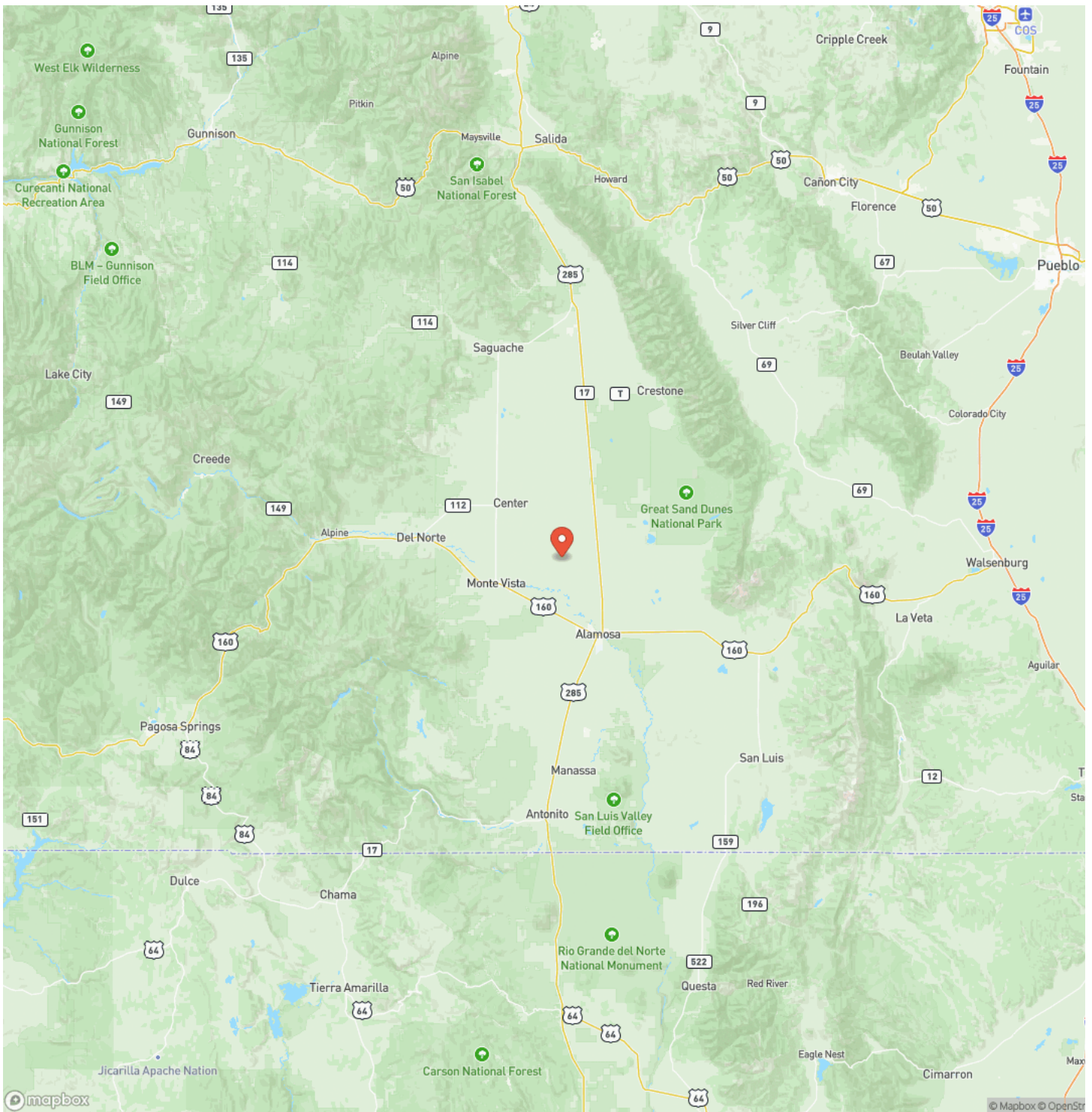
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Locator Map



Locator Map



Satellite Map



Parcel with Potential Building Sites & Amazing Mountain Views

Mosca, CO / Alamosa County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

Mobile

(970) 227-1230

Office

(308) 524-9320

Email

daniel@greatplains.land

Address

City / State / Zip

NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper or a document template. There are no margins, text, or other markings present.



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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