

**Large Parcel with Road Frontage & Amazing Mountain Views**  
N/A Road N104  
Mosca, CO 81146

**\$149,000**  
160± Acres  
Alamosa County





## Large Parcel with Road Frontage & Amazing Mountain Views Mosca, CO / Alamosa County

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### **SUMMARY**

#### **Address**

N/A Road N104

#### **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**

160

#### **Price**

\$149,000

#### **Property Website**

<https://greatplainslandcompany.com/detail/large-parcel-with-road-frontage-amazing-mountain-views-alamosa-colorado/89957/>



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### **PROPERTY DESCRIPTION**

#### **Alamosa County, CO 160**

This 160-acre parcel offers panoramic views of the Sangre de Cristo Mountains and is only a short distance to Alamosa, CO. 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 enhances 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. The water rights have been previously retired and can no longer be used for irrigation (contact listing Land Professional for more details). 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 -NE4 15-39-9
- Mountain Views
- Maintained Road Frontage on Multiple Sides
- Electricity Nearby
- Close Proximity to Great Sand Dunes National Park

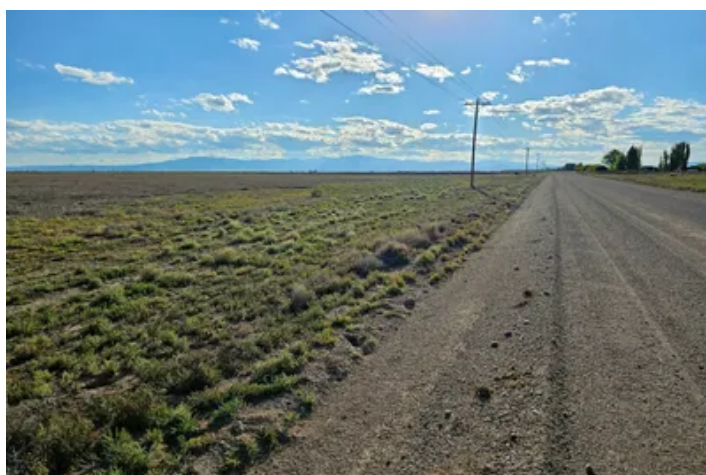
**Driving Directions:** From Alamosa, CO take Paved State Highway 17 north approximately 11 miles until you reach Land 4N then left (west) for approximately 5.3 miles until you reach the NE corner of the property.

*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.*

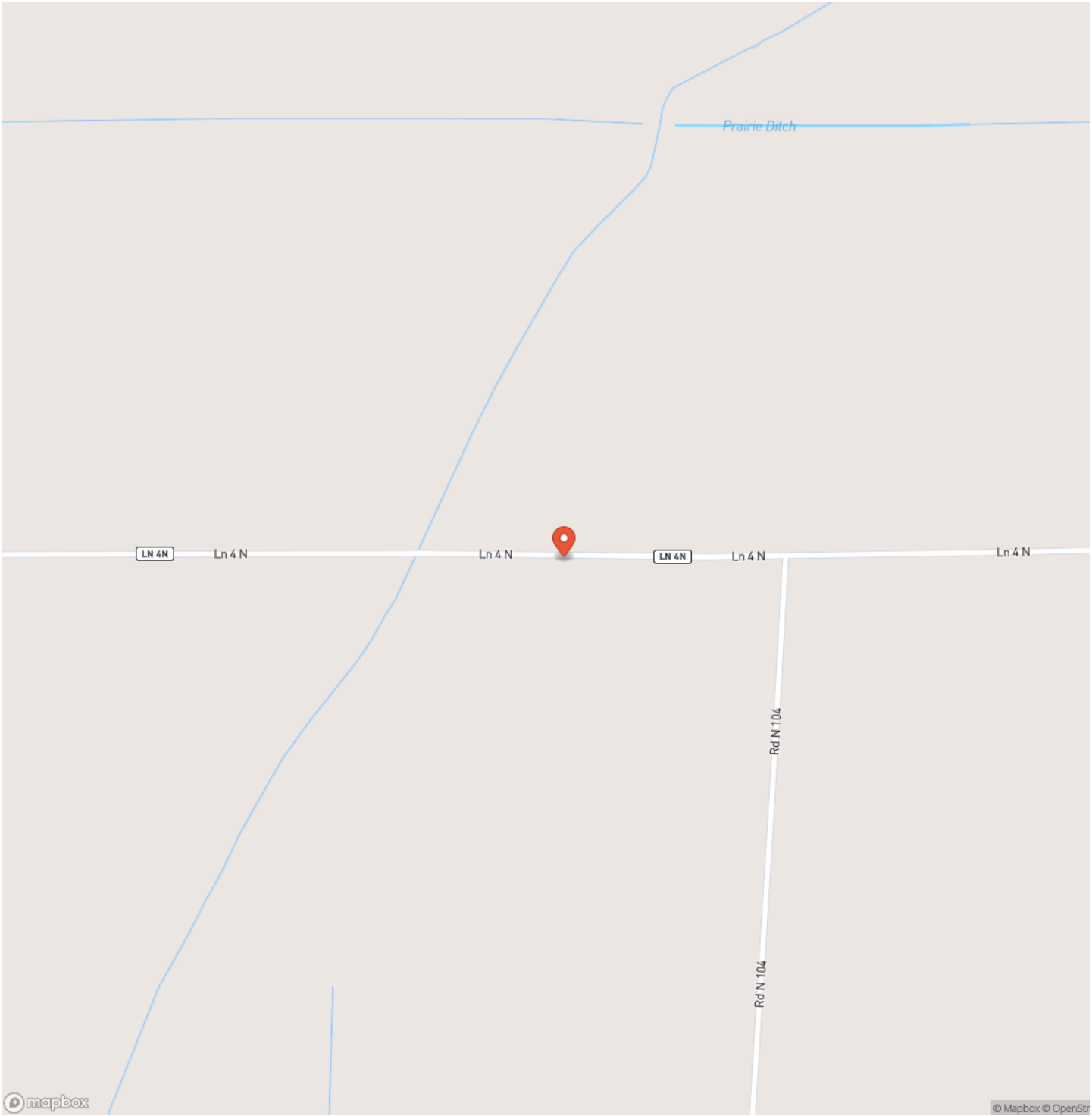


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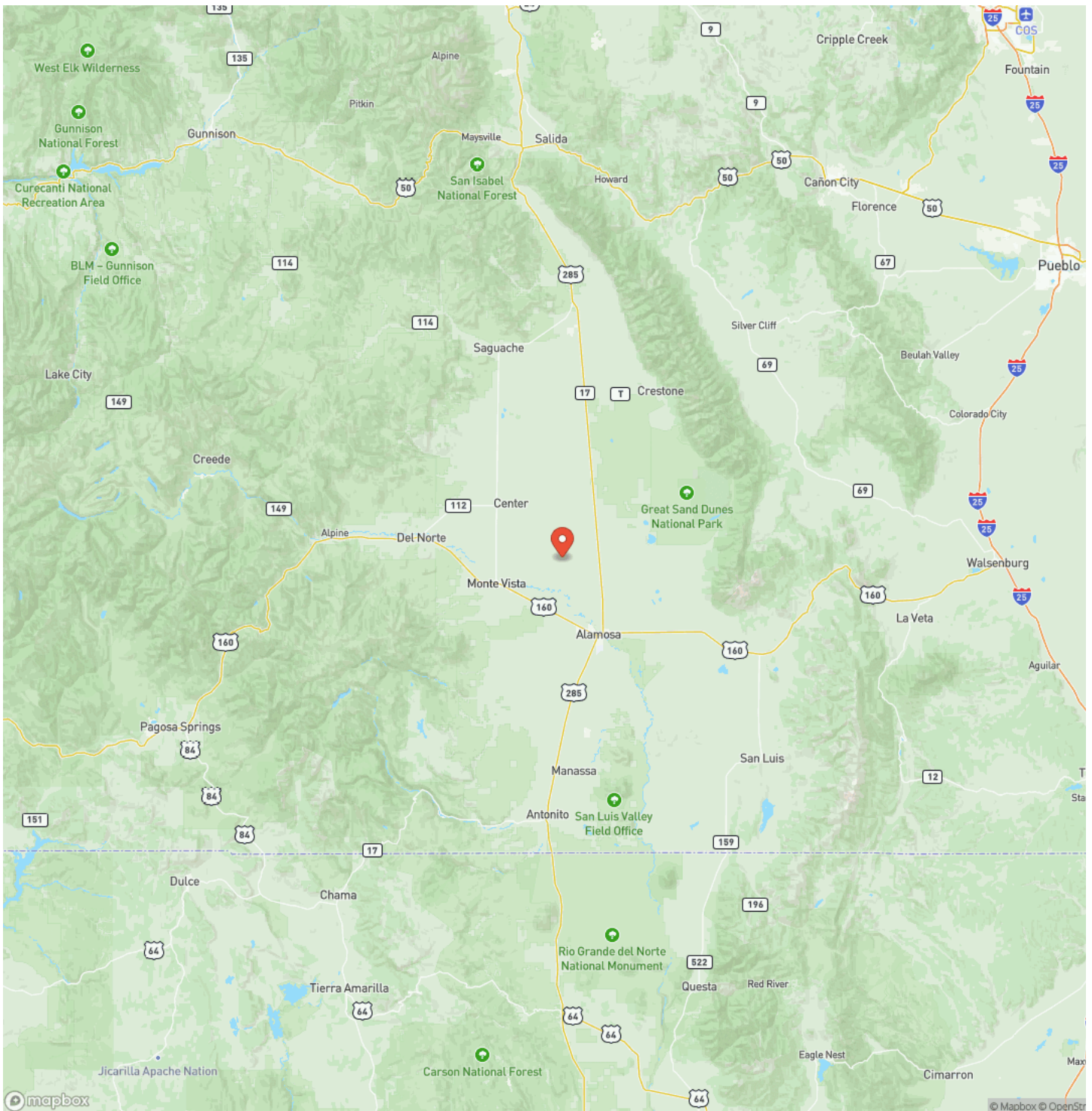


# Locator Map





## Locator Map



## Satellite Map





## Large Parcel with Road Frontage & 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 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**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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