

TBD Sangre De Cristo Ranch Lot 415
Sangre De Cristo Ranches Unit H Blk 100 Lot 415
Fort Garland, CO 81133

\$16,000
10.830± Acres
Costilla County



TBD Sangre De Cristo Ranch Lot 415
Fort Garland, CO / Costilla County

SUMMARY

Address

Sangre De Cristo Ranches Unit H Blk 100 Lot 415 S.D.C.R. Unit H
Blk 100 Lot 415 (230 801) Cont 10.830 Ac

City, State Zip

Fort Garland, CO 81133

County

Costilla County

Type

Undeveloped Land, Lot

Latitude / Longitude

37.268264 / -105.374381

Acreage

10.830

Price

\$16,000

Property Website

<https://greatplainslandcompany.com/detail/tbd-sangre-de-cristo-ranch-lot-415-costilla-colorado/93396/>



PROPERTY DESCRIPTION

Property Highlights

- **Size and Space:** With 471,755 sq. ft. (10.83 acres) of diverse landscape, including piñon trees, sagebrush, and open meadows, you have ample room to build, explore, and enjoy the great outdoors.
- **Residential Acreage Zoning:** The property is zoned for Estate Residential (E-R) use, which allows for residential development with minimum dwelling sizes of 600 sq. ft. for a one-story and 800 sq. ft. for a two-story home.
- **Convenient Access:** Roads are county-maintained, ensuring year-round access the majority of the time, and nearby U.S. Highway 160 and Colorado Highway 159 provide easy connections to nearby towns and amenities.
- **Outdoor Paradise:** The area is a haven for wildlife, including deer and elk, and nearby attractions offer endless recreation. Enjoy fishing and boating at Mountain Home Reservoir or explore the Great Sand Dunes National Park.
- **Flexible Use:** Short-term camping is permitted (up to 14 days per three consecutive months), offering immediate enjoyment of the property.

Surrounding Area Information

Fort Garland is known as the "Gateway to the San Luis Valley." Fort Garland is a historic town located at the base of the Sangre de Cristo Mountains in southern Colorado, which served as a U.S. Army fort in the late 19th century. The town and the surrounding mountains offer a variety of attractions and boast deep history.

The Fort Garland Museum and Cultural Center are a state historic site that preserves five of the original adobe buildings from the fort, which operated from 1858 to 1883. Visitors can walk the parade grounds and explore exhibits about life at the frontier outpost. The town has local businesses, including restaurants, gas stations, and shops featuring collectibles and antiques.

Sangre de Cristo is Spanish for "Blood of Christ," this rugged mountain range is the southernmost subrange of the Rocky Mountains and offers dramatic scenery and recreation.

The Great Sand Dunes National Park are located on the western slope of the mountain range and this national park is home to the tallest sand dunes in North America. Located south of the national park, this short hike leads into a rock crevasse to a 30-foot waterfall. The drive to the trailhead offers excellent views of the dune field. Blanca Peak towers over Fort Garland. This 14,351-foot peak is a popular and challenging "fourteener" for skilled climbers.

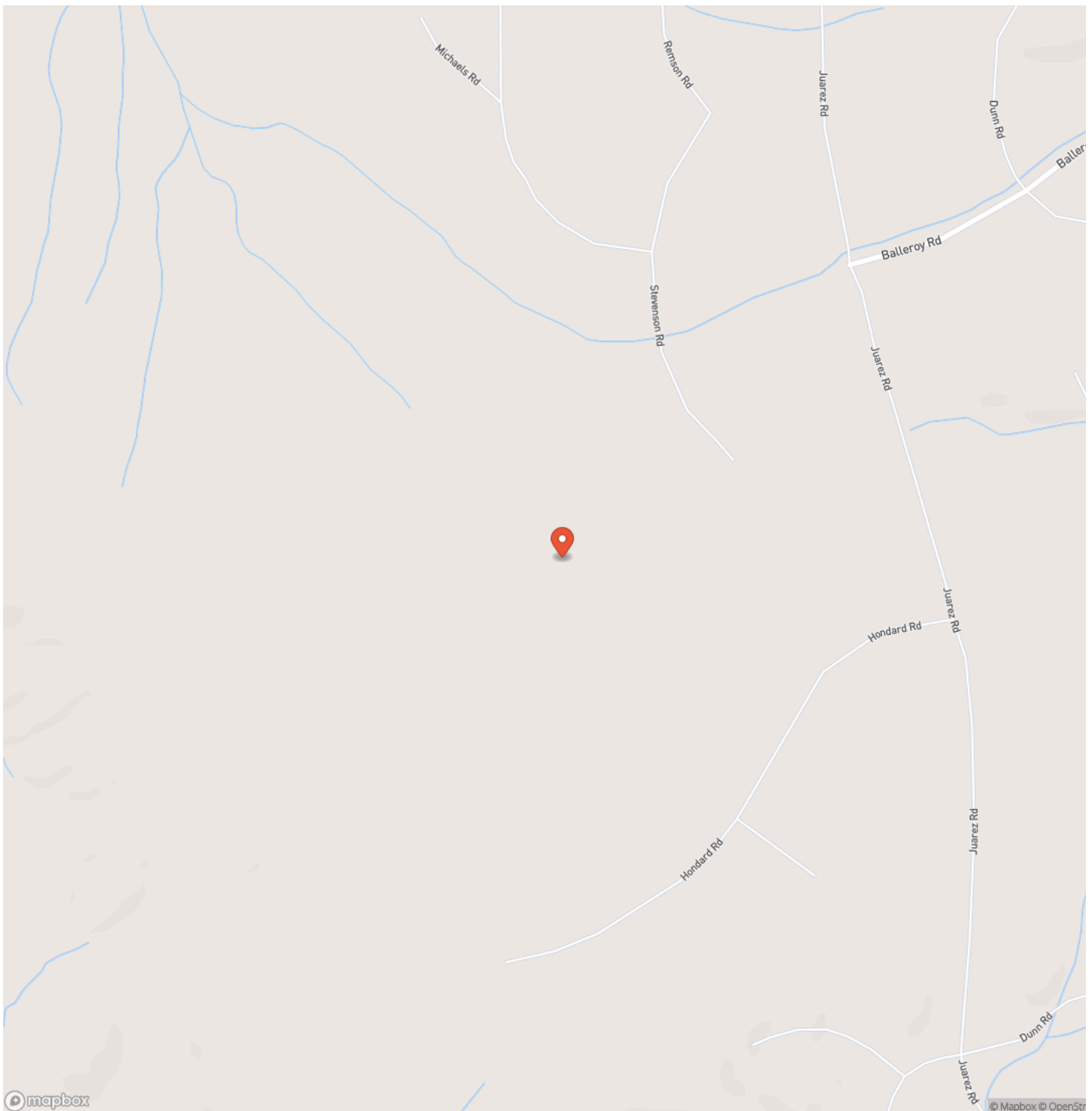
The mountains and surrounding area offer many hiking trails, and the area is home to diverse wildlife, including elk, mule deer, black bears, and bighorn sheep.

Call Casey today and make this little slice of Colorado your weekend get away today!

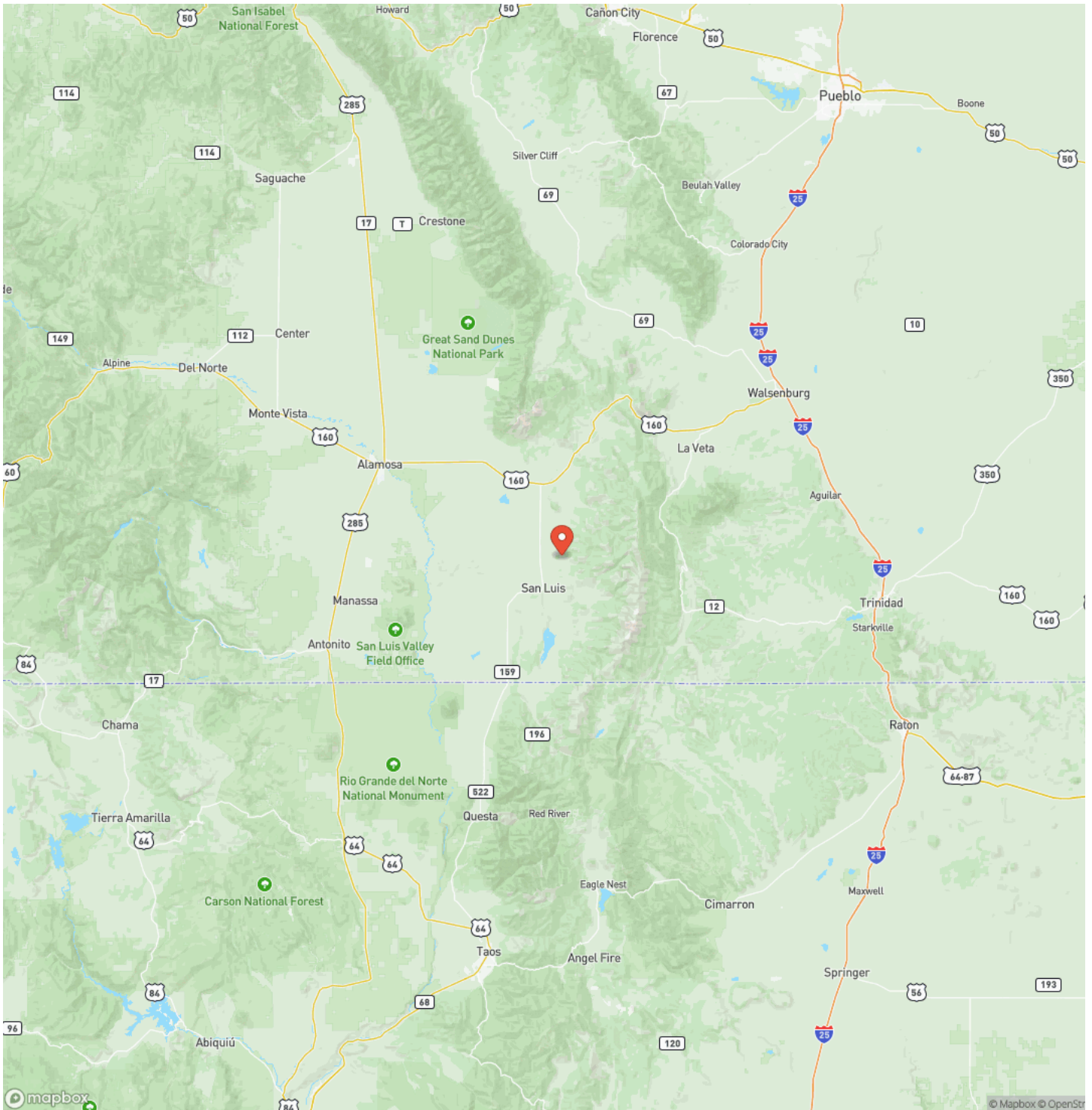
TBD Sangre De Cristo Ranch Lot 415
Fort Garland, CO / Costilla County



Locator Map



Locator Map



Satellite Map



**TBD Sangre De Cristo Ranch Lot 415
Fort Garland, CO / Costilla County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Casey Adams

Mobile

(970) 987-7338

Email

Casey@greatplains.land

Address

435 Brookie

City / State / Zip

NOTES

This image shows a blank 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

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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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