

## RESIDENTIAL LAND FOR SALE



Mesa Drive East

Parcel Size **3 Acres**

Date Listed

**09/13/2024**

San Luis, Colorado

Listing ID

**GL-**

United States

**1694624836**

Asking Price

**\$12,900**

Listed by: Landcentury

For more information, visit:

<https://www.globallistings.com/10759862>

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Overview

2.53 Acres Wild Horse Mesa Homesite w/ Electric by Sanchez Reservoir in Colorado

<https://land.elegment.com/product/costilla7/> Owner Finance: \$2900 Down, then \$212.47/month for 5 years. Plus \$26/month service fee. Cash Discounted Price: \$12900 Reservation Fee: \$900 non-refundable reservation fee secures this property. Reservation fee will be counted toward purchase price and down payment. BBB A+ Rating Business: we are a Better Business Bureau Greater Houston Accredited A+ rating business! We ensure our customers have a seamless buying experience built on mutual trust. Call us today at (970) 420-2440, email us [sale@elegment.com](mailto:sale@elegment.com), ask any questions about our listings or purchase processes, we will help you find the right land. Purchase Closing – we provide the best Buyer Protection on your land title Cash Buyer will receive a Warranty Deed. Seller Financed Buyer will receive a Warranty Deed + Deed of Trust. No fees for Buyer if closing in-house. Buyer responsible for current year and subsequent year property taxes. Elegment ID: CO\_Costilla7 State: Colorado County: Costilla County Address: Mesa Dr East, San Luis, CO 81152 GPS: 37.09031, -105.45396 Size: 2.53 Acres Dimension: 700 ft x 158 ft Parcel Number: 71222990 Title: Free Clear, Warranty Deed Zoning: Residential Terrain: Flat Taxes: \$166.20 per year POA: None Road: County Road Electric: electric pole nearby (buyer to verify connection cost), or solar/wind generators Water: Need well (average well depth ~100 feet) Sewer: Need septic tank Phone: Cell Internet: Cell/Satellite Trees: some trees and shrubs FEMA Flood Zone: not in FEMA Flood Zone RV's: up to 180 days per year (with Long-Term RV Camping Permit) Manufactured Home: manufactured home is allowed City Limit: Property is OUTSIDE of the city limits Legal: W.H.M. SECTION F BLK 77 PARCEL 29 (238-884) (DC 258-674) (WD 269-396) (QCD 394-920) (MTN. TRCT. ACC. 406-867-960) STEP 1: Google Map for navigation: <https://goo.gl/maps/ENGSBt4dNtSZUM3i9> STEP 2: Corner and Boundaries:

<https://www.google.com/maps/d/u/6/edit?mid=13BtBI7tQ4AZiF45Yzi6iplQw8tOcbX-Kusp=sharing>(when you are near the land, click this link on your phone to open Google Map, the RED BOX shows the land boundary, the FLASHING BLUE DOT shows where you are standing)

**The Property:** You will love this 2.53 acres parcel with Electric nearby in the remote but easy accessible part of Costilla Country, Colorado. Very few neighbors in the Wild Horse Mesa neighborhood, and only 10 miles from the city of San Luis, CO. Many activities in the surrounding area – skiing, golfing, fishing, mountain climbing! A great place for a home or just to park your RV. There are lots of beautiful wild horses roam this area, only 1.5 miles from beautiful Sanchez Reservoir, Rio Grande River is only 20 miles west! There are so many outdoor recreations within a short distance of this land. San Luis State Wildlife Area is 1,691 acres of open space and is located just 30 minutes from the property. Activities here include four miles of gravel trails for hiking mountain biking, Bird Watching, Boating, Fishing, Hunting and Camping featuring electrical hookups, grills, and a dump station. Find more information on the above activities here. No HOA, no HOA fees, no Time Limit to Build Minimum dwelling size per the Costilla County Land Use Code is 600 square feet. Meaning tiny home is allowed! Single Double Wide Mobile / Manufactured Home is allowed on the property. Costilla County Land Use Code (Link) Short Term RV Camping: up to 14 days every consecutive 3 months Long Term RV Camping: up to 180 days per year with county permit, information can be found on Page 6 of Costilla County Residential Development Policy and Procedure Electricity: electric pole nearby the land, or by solar/wind generators (some neighbors have installed both) Water: needs to drill a well for the underground water of Rio Grande River, average depth between 60-100 feet in the area. Colorado Division of Water Resources (Website) Telephone, Internet: by cellular or satellite Entrance to Sanchez Reservoir Sanchez Reservoir (4 miles east of property) Nearby Cities Points of Interest: 14 minutes to San Pedro Mesa 15 minutes to Sanchez Reservoir 19 minutes to Los Fuertes, Colorado 22 minutes to San Luis 23 minutes to RR Market 23 minutes to San Luis Airport 43 minutes to Blanca, Co 53 minutes to Purgatoire Peak 1 hour 30 minutes to Panadero Ski Area 1 hour 10 minutes to Twin Peaks / Blanca Peak 2 hours 8 minutes to Pueblo, CO 2 hours 46 minutes to Colorado Springs, CO : Population 500,000 (more info) 3 hours 51 minutes to Denver, CO : Population 1+ Million (more info) How to Find the Land: Copy and paste 37.09031, -105.45396 into Google Maps on your computer or smartphone: Northwest Corner: 37.09031, -105.45396 Southwest Corner: 37.0894, -105.4524 Southeast Corner: 37.08986, -105.45198 Northeast Corner: 37.09077, -105.45353 How to arrange a visit to the property? You are welcome to visit a property anytime you like. Just Contact Us to schedule a time so that we can be sure the property is still available before you drive out to it. We operate an eCommerce land business, and we typically do not accompany property visits.

**Contact**

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