

1.75± Acres Near Navajo Lake | Three Adjoining Lots |
Arboles, CO
61 Pinon Hills Circle
Arboles, CO 81121

\$65,000
1.75± Acres
Archuleta County



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Arboles, CO / Archuleta County

SUMMARY

Address

61 Pinon Hills Circle

City, State Zip

Arboles, CO 81121

County

Archuleta County

Type

Undeveloped Land, Lot

Latitude / Longitude

37.018969 / -107.420808

Acreage

1.75

Price

\$65,000

Property Website

<https://greatplainslandcompany.com/detail/1-75-acres-near-navajo-lake-three-adjoining-lots-arboles-co-archuleta-colorado/119149/>



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PROPERTY DESCRIPTION

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Three adjoining residential lots in the Piedra Park subdivision of Arboles, Colorado, offered together as a single 1.75 acre property. Lots 4, 5 and 6 sit side by side along Pinon Hills Circle. The property is made up of one 0.65-acre lot and two 0.55-acre lots. Together they give a buyer more room than a typical subdivision lot. There is space for a home with a detached garage or shop, parking for a boat or camper, and more separation from neighbors, subject to subdivision covenants (if any) and Archuleta County regulations.

Navajo Lake is the main draw. Navajo State Park sits just outside Arboles, a few minutes' drive from the property. The park covers the Colorado end of a reservoir of roughly 15,000 surface acres that extends about 20 miles south into New Mexico. Anglers fish for northern pike, bass, trout, catfish and bluegill. The park's Two Rivers Marina offers boat rentals, slip rentals and fuel during the warmer months, and the park also has campgrounds and trails for days off the water.

Arboles is a small community. Pagosa Springs is about 35 miles to the northeast and Durango about 45 miles to the northwest, for groceries, dining, medical care and the region's ski areas. The setting works for a full-time residence, a lake cabin, or a weekend base for time on the water.

The lots are classified as vacant residential land. Per the Archuleta County Assessor, the 2026 estimated property taxes total about \$1,077 for all three lots, which keeps holding costs low while you plan a build. Buyers should verify utility availability, water source, septic requirements, covenants and building regulations with the appropriate providers and Archuleta County.

Lot 4 - 15 Pinon Hills Circle - Parcel 616117214033 (0.65 ac)

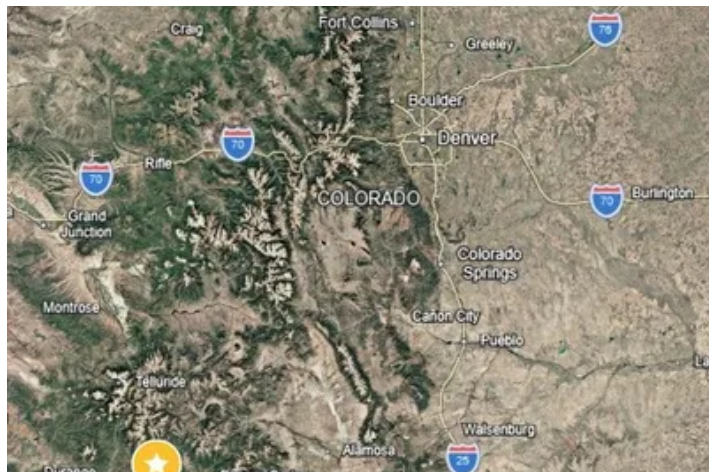
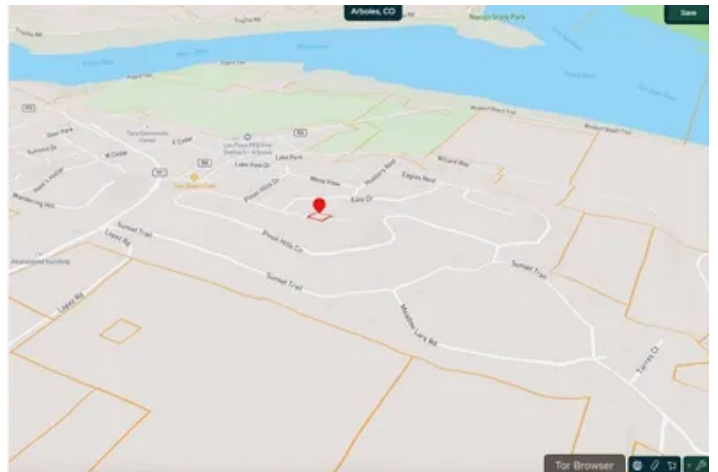
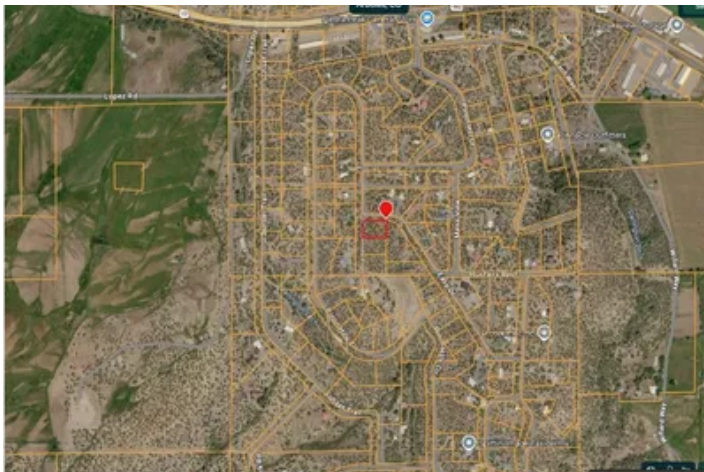
Lot 5 - 41 Pinon Hills Circle - Parcel 616117214034 (0.55 ac)

Lot 6 - 61 Pinon Hills Circle - Parcel 616117214035 (0.55 ac)

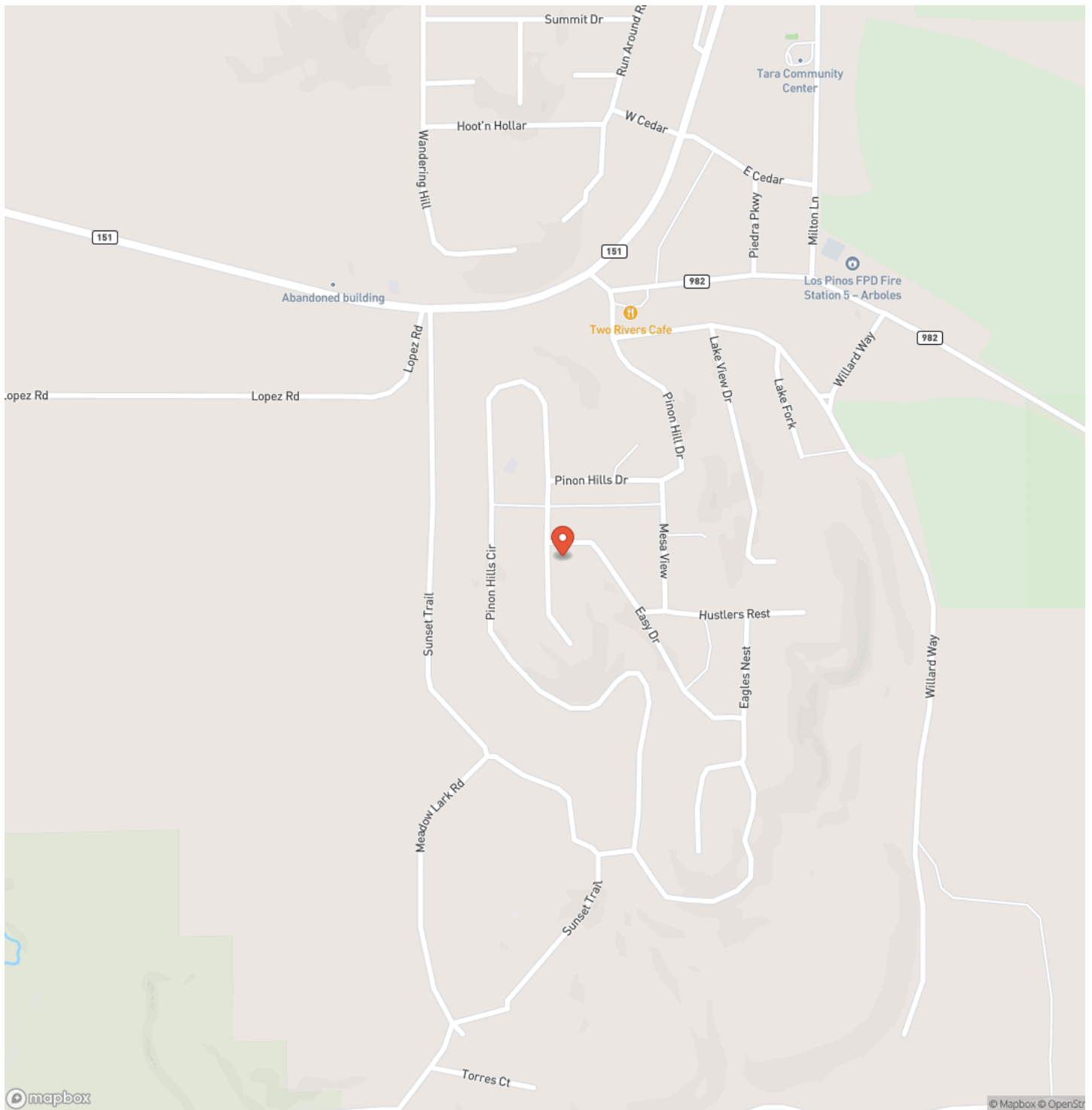
The boundary lines shown in any photographs, aerial images, or maps associated with this listing are approximate and are intended for general reference purposes only. The information provided is believed to be reliable but is not guaranteed. Great Plains Land Company assumes no liability for errors or omissions. Buyers are encouraged to conduct their own due diligence.



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Arboles, CO / Archuleta County



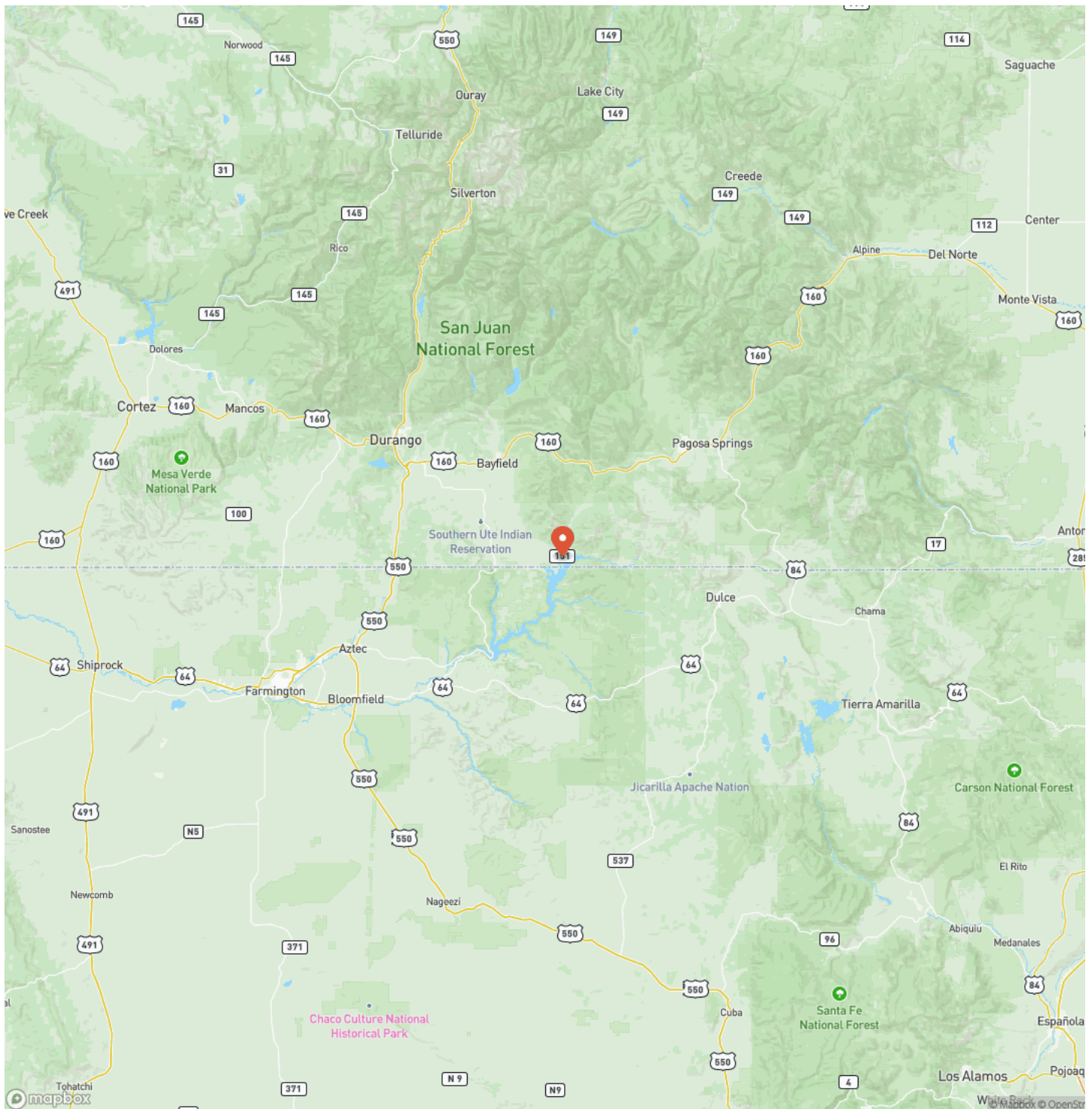
Locator Map



GREAT PLAINS

LAND CO.

Locator Map



GREAT PLAINS

LAND CO.

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Denver, CO 80210

NOTES

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MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

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.



DISCLAIMERS

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