

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

\$12,000
10.83± 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

10.83

Price

\$12,000

Property Website

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



PROPERTY DESCRIPTION

Welcome to a great opportunity in Colorado!

Parcel Number: 70228710

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 and to discuss making this little slice of Colorado your weekend get away today!

Building Options are as follows:

Building on property in
[Sangre De Cristo Ranches](#)

(SDCR) requires adherence to both the original subdivision covenants and the **Costilla County Land Use Code.**

Core Building Restrictions



- **Minimum Square Footage:** Residential structures must meet a minimum size requirement. A **one-story home** must be at least **600 square feet**, while a **two-story home** must be at least **800 square feet**.
- **Structure Type: Manufactured homes** are permitted but must be HUD-certified and manufactured in **1976 or newer**.
- **Occupancy:** Only one single-family dwelling is allowed per parcel. No property may be re-subdivided into smaller lots.
- **Setbacks:** The covenants require buildings to be set back at least **30 feet** from any street boundary and **25 feet** from side and rear boundary lines. Note that county code may vary slightly (requiring 20' from the road), but the stricter of the two typically applies.
- **Ancillary Buildings:** Garages, barns, and sheds are allowed but do not count toward the minimum square footage requirement for the primary residence. Generally, you cannot build a shed on a vacant lot until a primary residence is permitted or built. □

Camping and RV Use □

- **Short-Term Camping:** Permitted for up to **14 days every three months** without a permit.
- **Long-Term RV Use:** You can obtain a **Long-Term RV Camping Permit** for up to 180 days per year, provided the RV is connected to an approved septic system and water source.
- **During Construction:** A temporary RV occupancy permit is available for **90 days** (renewable) while actively building a home. □

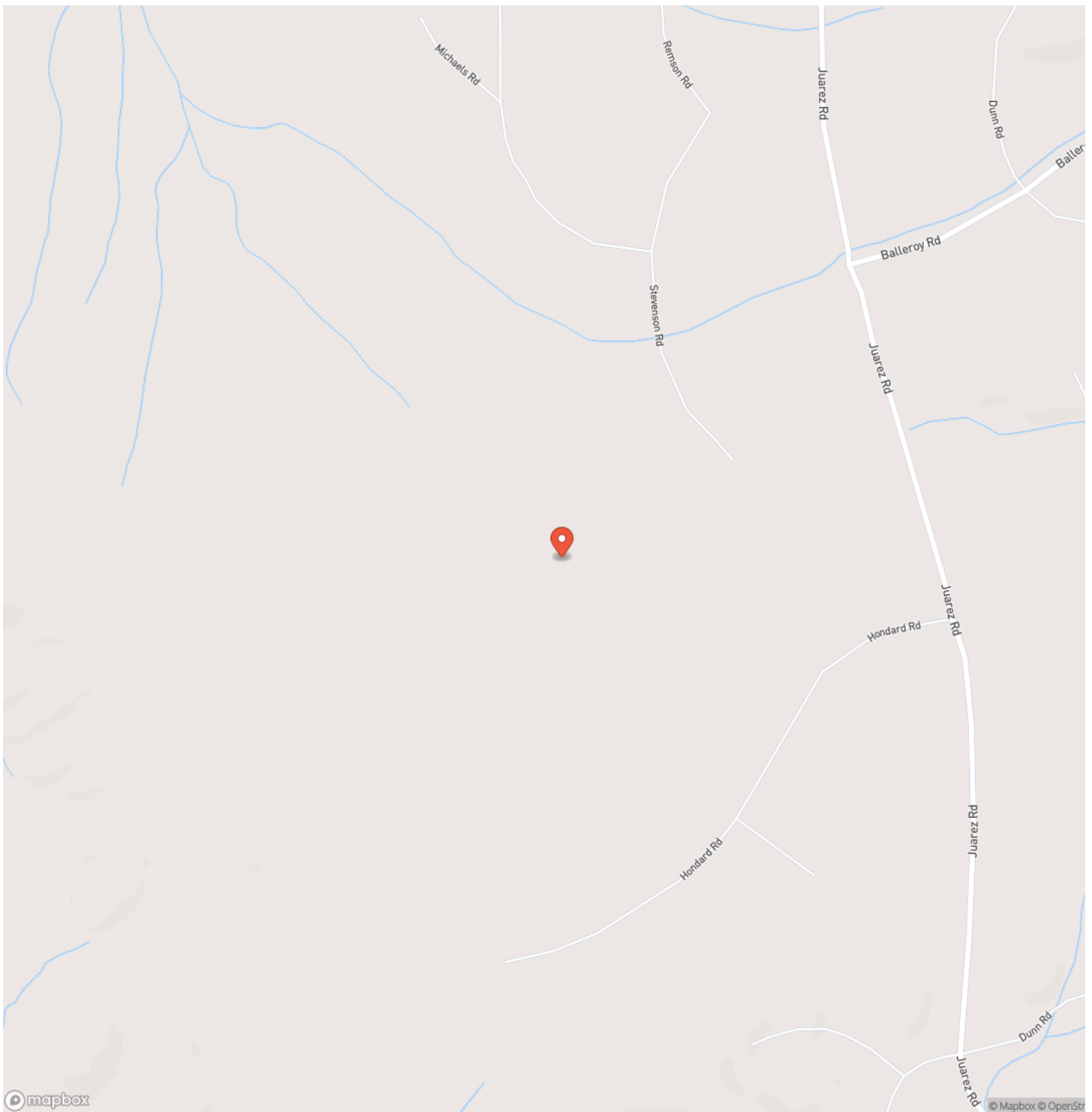
Utilities and Permits □

- **Water/Sewer:** All new construction requires a **well permit** from the Colorado Division of Water Resources or an approved cistern, as well as a septic system permit from the [Costilla County Health Officer](#).
- **Timeframe:** Once a construction permit is issued, it must typically be renewed annually. There is no "time limit to build" if you choose to leave the land vacant.

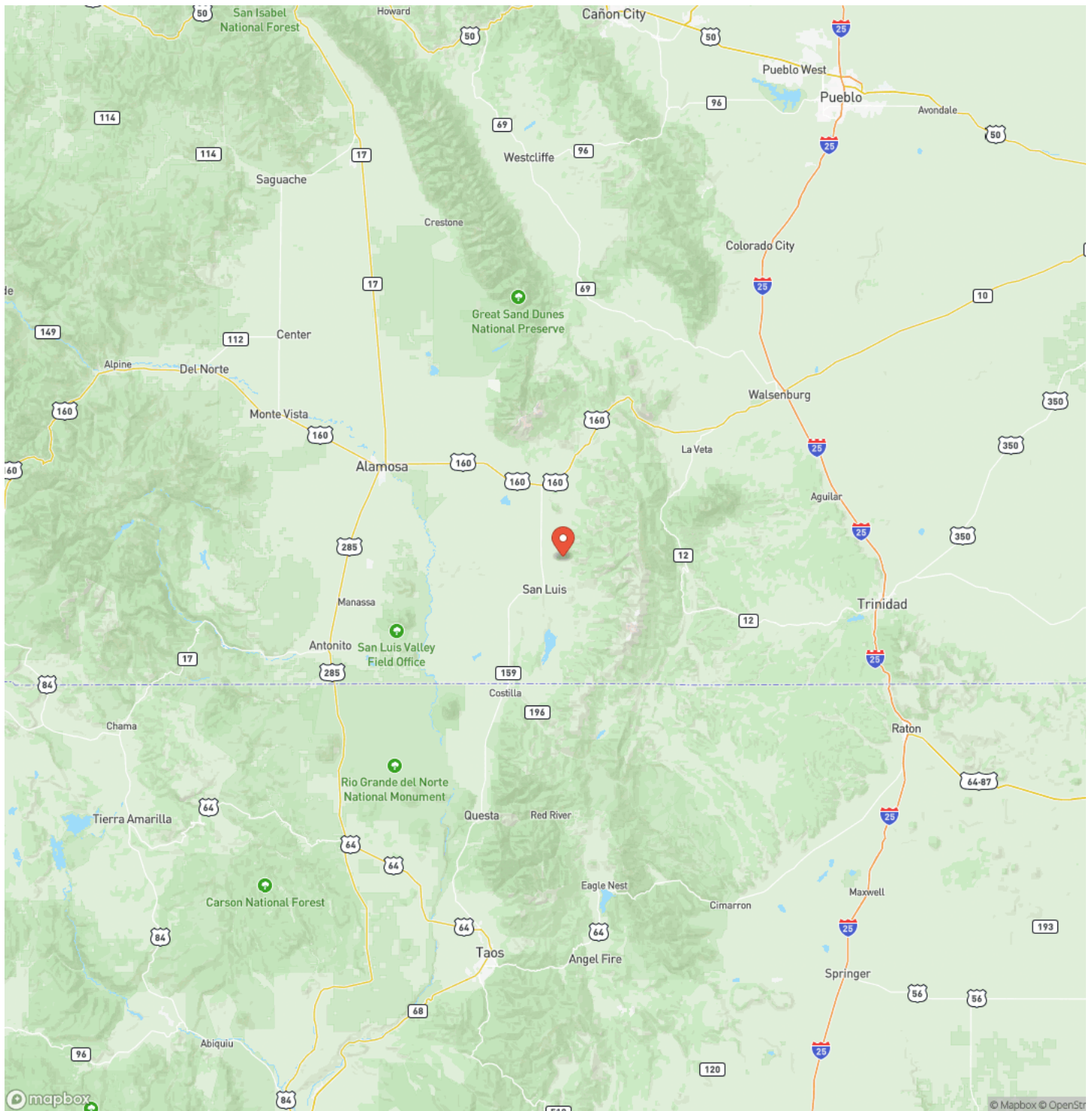
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Fort Garland, CO / Costilla County



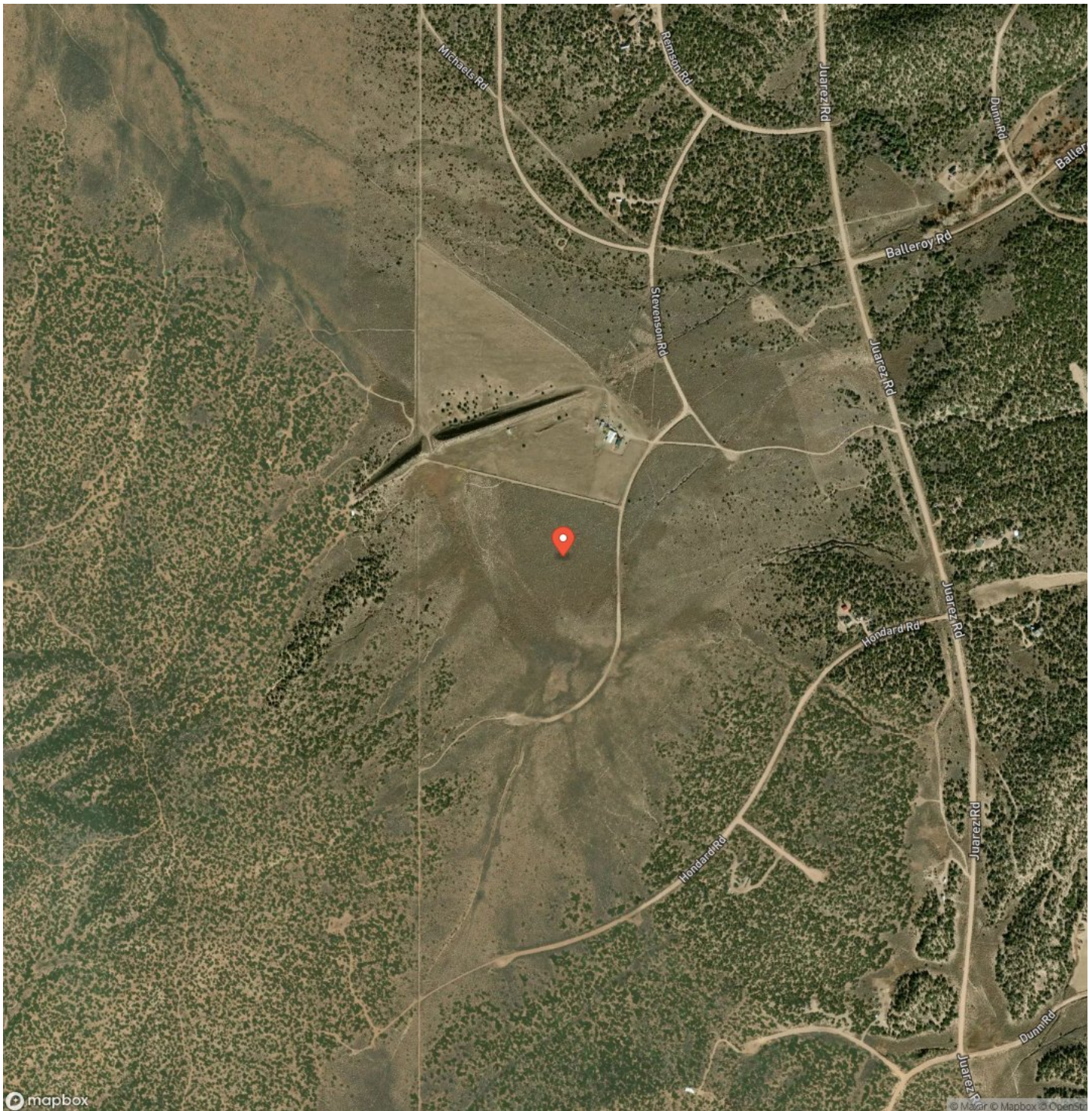
Locator Map



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

Carbondale, CO 81623

NOTES



MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

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