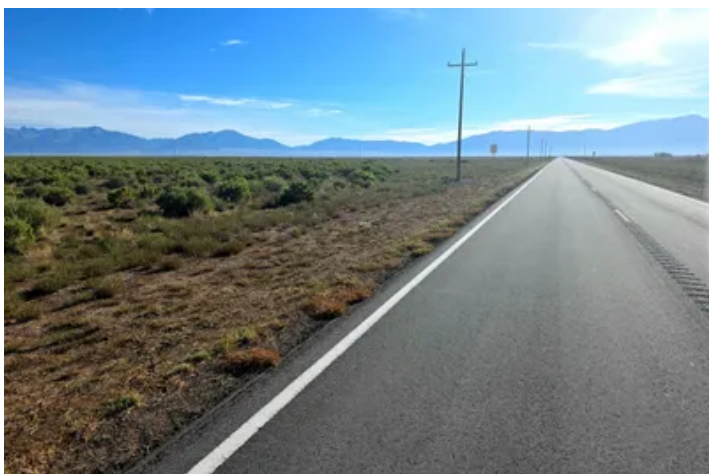


**CRP Parcel with Paved Road Frontage & Close Proximity
to Great Sand Dunes National Park**
Lane 6N
Mosca, CO 81146

\$196,000
160± Acres
Alamosa County



CRP Parcel with Paved Road Frontage & Close Proximity to Great Sand Dunes National Park
Mosca, CO / Alamosa County

SUMMARY

Address

Lane 6N

City, State Zip

Mosca, CO 81146

County

Alamosa County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

37.6631 / -105.8231

Acreage

160

Price

\$196,000

Property Website

<https://greatplainslandcompany.com/detail/crp-parcel-with-paved-road-frontage-close-proximity-to-great-sand-dunes-national-park-alamosa-colorado/118748/>



CRP Parcel with Paved Road Frontage & Close Proximity to Great Sand Dunes National Park Mosca, CO / Alamosa County

PROPERTY DESCRIPTION

160 Acres in Alamosa County, Colorado | CRP Income & Recreation

Great Investment & Recreational Opportunity in Southern Colorado

Discover 160 acres in scenic **Alamosa County, Colorado**, offering a combination of agricultural income, recreational opportunities, wildlife habitat, and beautiful mountain views.

The property is currently enrolled in a **CRP contract generating approximately \$21,000 in payments through 2029**, providing an established income stream for the new owner. With its combination of CRP income and recreational potential, this property offers an attractive opportunity for investors, landowners, and outdoor enthusiasts.

Property Highlights

- **160 acres** in Alamosa County, Colorado
- **CRP contract paying approximately \$21,000 through 2029**
- Potential for strong annual return on investment
- **Paved road frontage** for convenient access
- **Power available along the road**
- Excellent wildlife habitat with abundant wildlife sign observed throughout the property
- Hunting opportunities for **elk, deer, antelope, and small game**
- Beautiful **mountain views**
- Near **San Luis State Park**
- Near **Great Sand Dunes National Park & Preserve**
- Near **Baca National Wildlife Refuge**
- A combination of income-producing land and recreational appeal

Wildlife & Recreation

The property provides habitat for a variety of Colorado wildlife, with plenty of wildlife sign throughout the parcel. The area offers opportunities for outdoor recreation and hunting, including elk, deer, antelope, and small game.

Its location near San Luis State Park, Great Sand Dunes National Park & Preserve, and Baca National Wildlife Refuge adds to the recreational appeal of the area.

Location

Located in the scenic San Luis Valley of southern Colorado, this property offers open-space privacy, mountain scenery, and convenient access via paved road. Power runs along the road, providing additional options for future land use, subject to applicable county regulations and utility availability.

Legal Description: SE4 SEC36 T40S R10E



Whether you're looking for an income-producing land investment, a recreational property, or a combination of both, this 160-acre parcel offers an opportunity to own a piece of Colorado with established CRP income and outstanding surrounding recreation potential.

Contact us today for additional property details and to learn more about this opportunity.

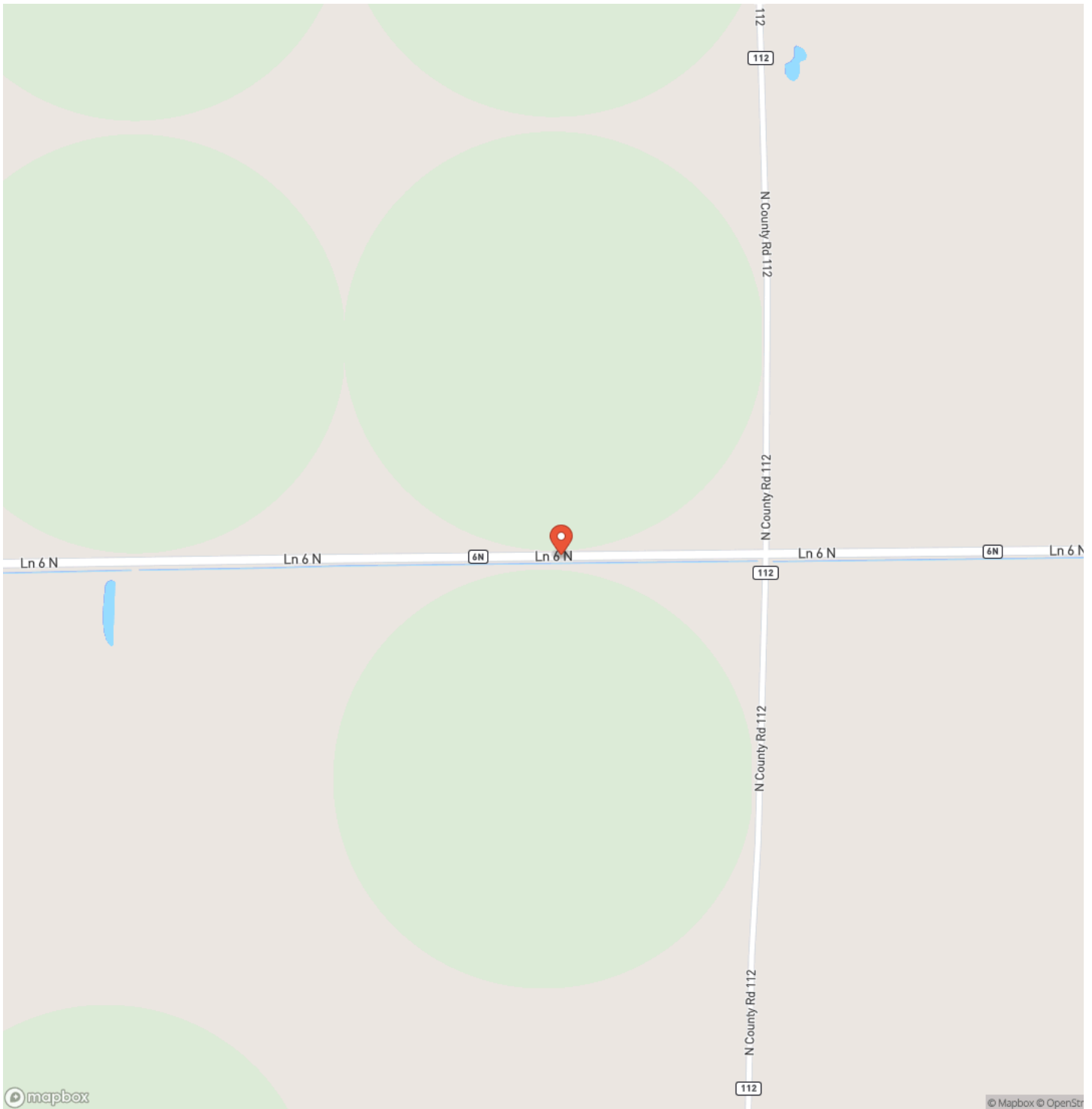
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.



CRP Parcel with Paved Road Frontage & Close Proximity to Great Sand Dunes National Park
Mosca, CO / Alamosa County

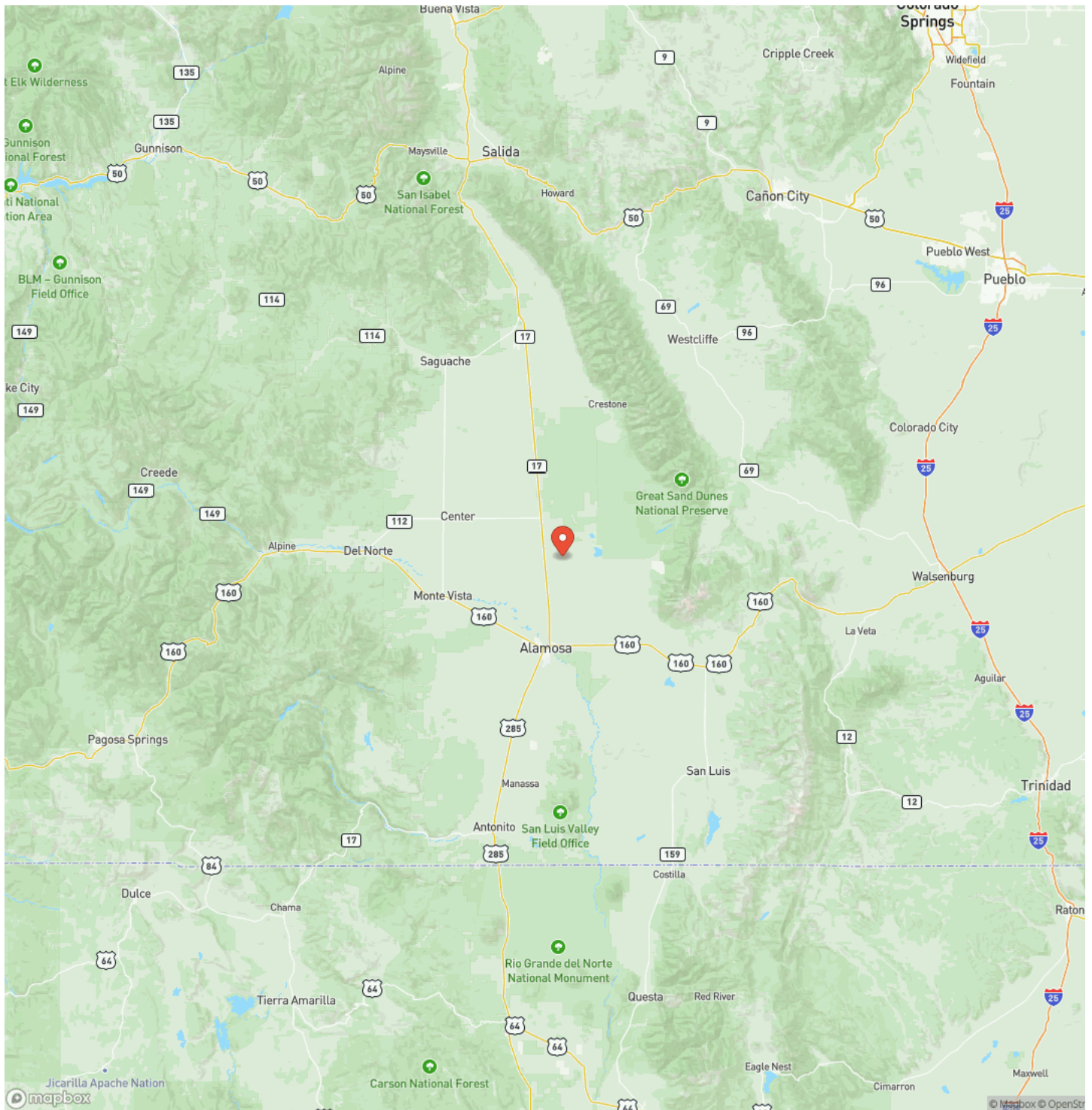


Locator Map



Mosca, CO / Alamosa County

Locator Map



Satellite Map



CRP Parcel with Paved Road Frontage & Close Proximity to Great Sand Dunes National Park
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

Merino, CO 80741

NOTES

[illegible]

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

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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<https://greatplainslandcompany.com/>

