

**5 Acres Near Moffat, Colorado**  
TBD CO RD U60  
Moffat, CO 81143

**\$12,000**  
5± Acres  
Saguache County



**5 Acres Near Moffat, Colorado**  
**Moffat, CO / Saguache County**

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**SUMMARY**

**Address**

TBD CO RD U60

**City, State Zip**

Moffat, CO 81143

**County**

Saguache County

**Type**

Hunting Land, Ranches, Recreational Land, Undeveloped Land,  
Horse Property

**Latitude / Longitude**

38.03270 / -105.98630

**Acreage**

5

**Price**

\$12,000

**Property Website**

[greatplainslandcompany.com](http://greatplainslandcompany.com)



## 5 Acres Near Moffat, Colorado

### Moffat, CO / Saguache County

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#### **PROPERTY DESCRIPTION**

##### **5 Acres Near Moffat, Colorado**

This 5-acre tract in Saguache County gives buyers an affordable way to own land in the northern San Luis Valley. Whether the plan is a future homesite, a base for weekend camping, or a long-term land hold, the parcel's size and low carrying costs make it a practical place to start.

Holding costs are minimal. Property taxes were \$426.12 for 2025, down from \$453.76 in 2024, and the parcel is assessed as vacant land with no structures on record. With no existing improvements to work around, a buyer can plan a layout from scratch, subject to Saguache County building and land use requirements.

The property is approximately 5 miles from Moffat, the closest town. Access is via Co Rd U60. Moffat sits on State Highway 17, which runs south to Alamosa and north to US Highway 285 toward Poncha Springs and Salida.

The legal description is Tract 89, Section 28, Township 44 North, Range 9 East, N.M.P.M. The property is identified by Saguache County parcel number 4485-281-00-004 (Account R005887), which buyers can use to review assessor and treasurer records directly.

Buyers should verify water, utilities, and building requirements with Saguache County and the Colorado Division of Water Resources before purchase.

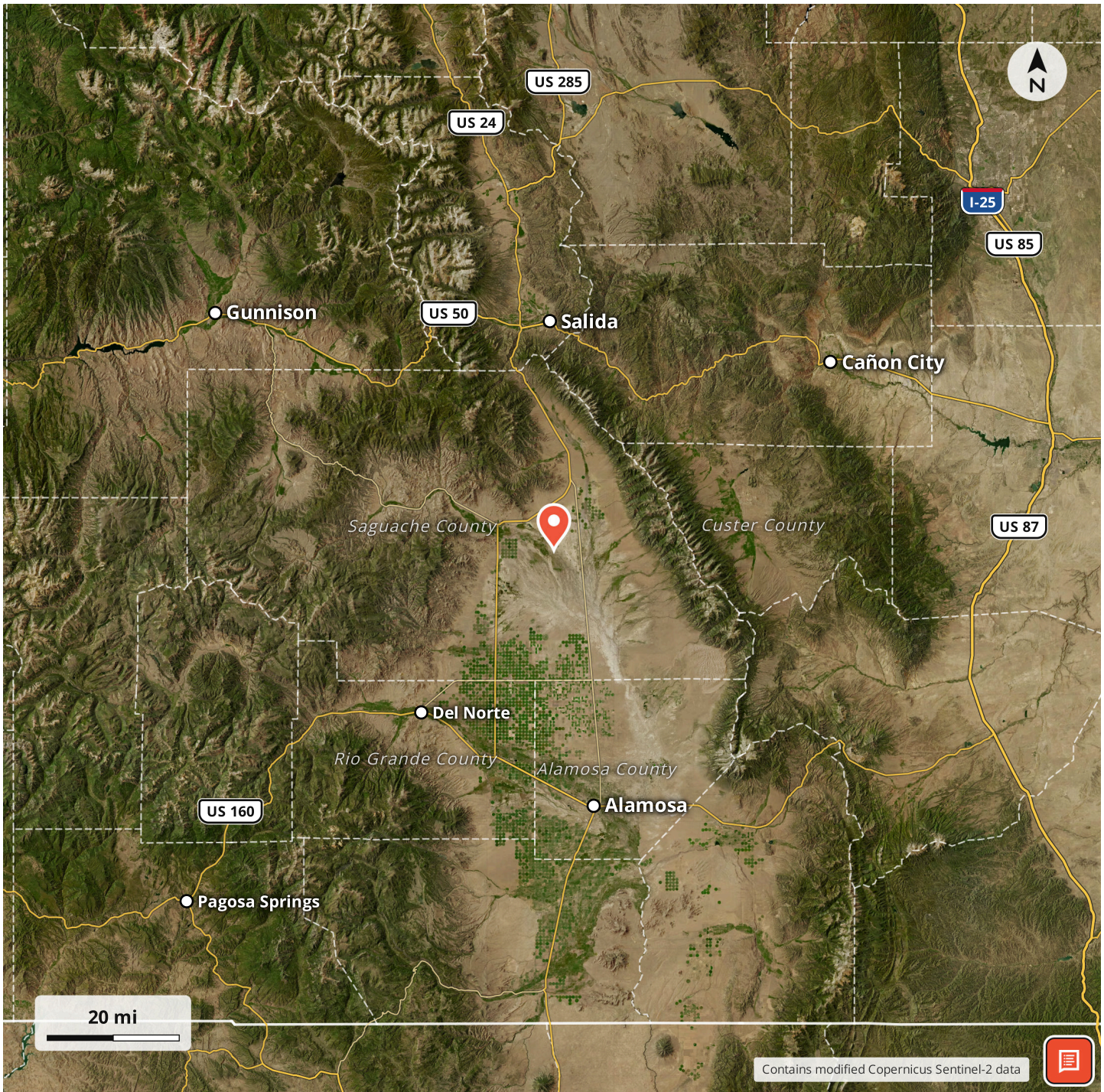
The boundary lines shown in any photographs, aerial images, or maps associated with this listing are approximate and are intended for general reference purposes only. The information provided is believed to be reliable but is not guaranteed. Great Plains Land Company assumes no liability for errors or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



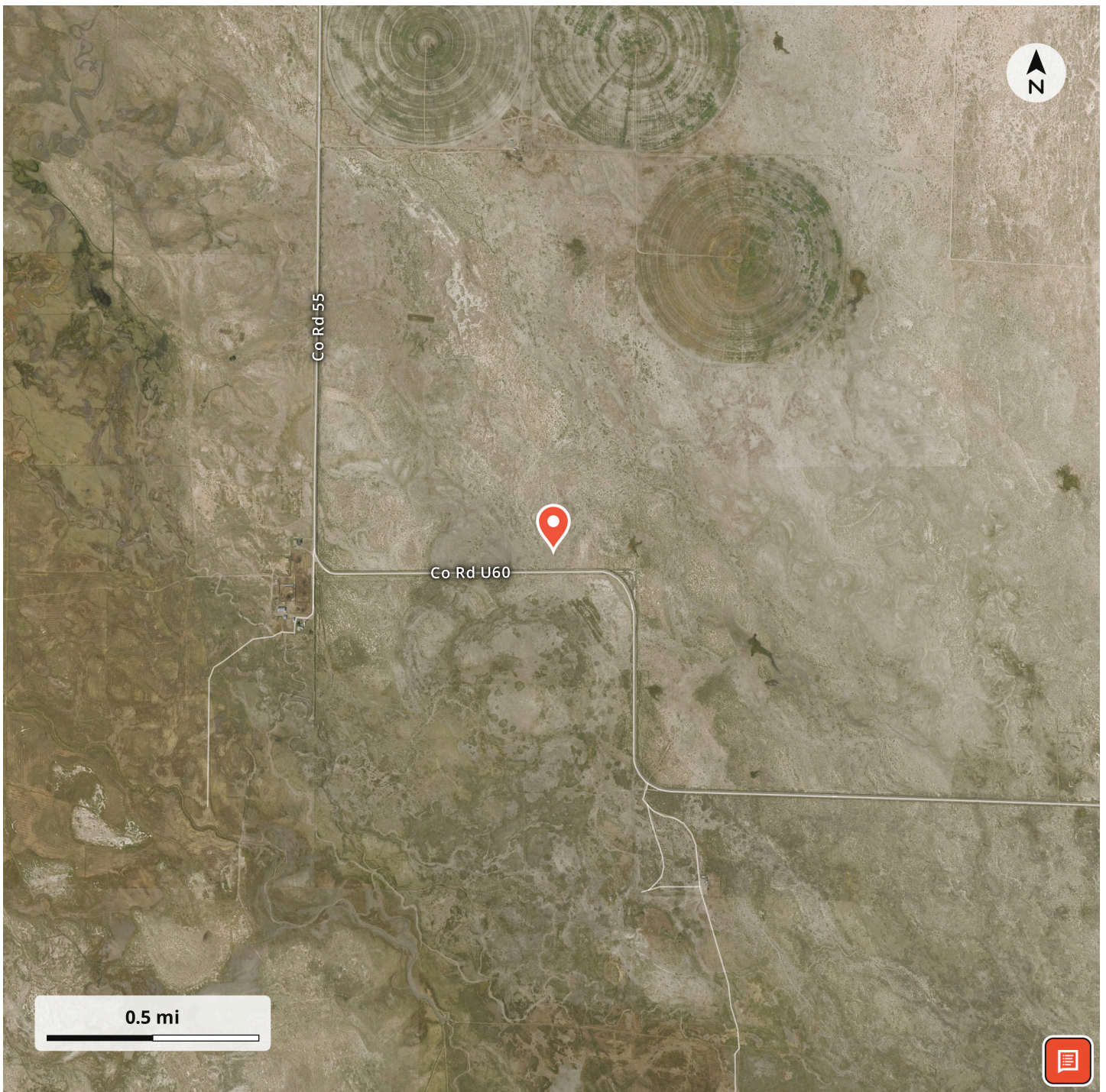
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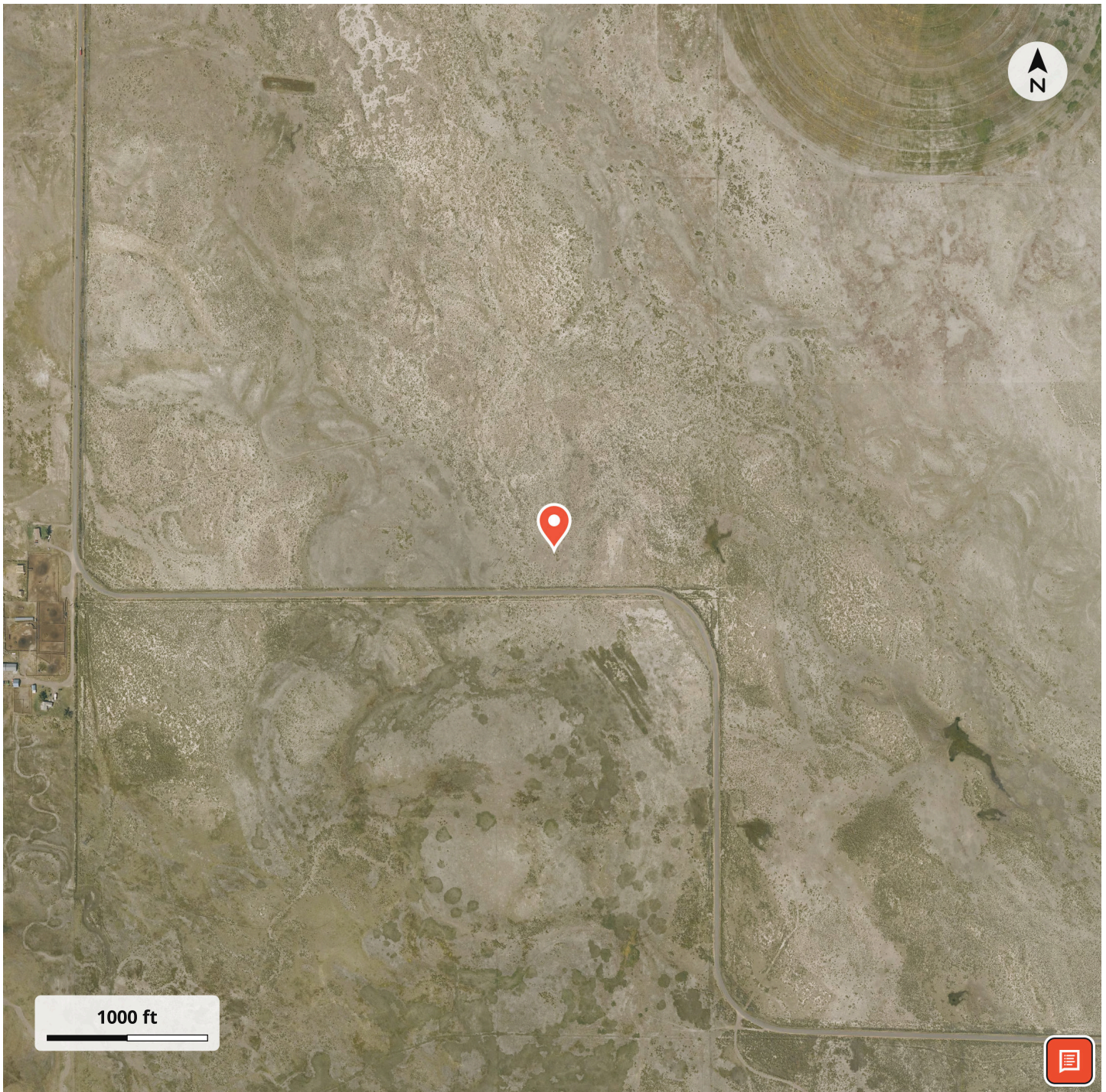
## Regional Map



## Locator Map



## Aerial Map



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### LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Ethan Janicki

## Mobile

(303) 963-6738

## Email

ethan@greatplains.land

**Address**

3460 E. Nielsen Ln

## City / State / Zip

Denver, CO 80210

## NOTES

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## 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.



## **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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