

40+/- Acres with Mountain Views Near Alamosa,
Colorado
Road N104
Mosca, CO 81146

\$40,000
40± Acres
Alamosa County



40+/- Acres with Mountain Views Near Alamosa, Colorado
Mosca, CO / Alamosa County

SUMMARY

Address

Road N104

City, State Zip

Mosca, CO 81146

County

Alamosa County

Type

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

Latitude / Longitude

37.6296 / -105.9654

Acreage

40

Price

\$40,000

Property Website

<https://greatplainslandcompany.com/detail/40-acres-with-mountain-views-near-alamosa-colorado-alamosa-colorado/115896/>



40+/- Acres with Mountain Views Near Alamosa, Colorado Mosca, CO / Alamosa County

PROPERTY DESCRIPTION

Alamosa County, CO - 40 Acres

Panoramic Mountain Views | County Road Frontage | Electricity Nearby | Affordable San Luis Valley Property

Escape the hustle and bustle of city life with this affordable **40-acre parcel in Alamosa County, Colorado**, offering panoramic views of the majestic **Sangre de Cristo Mountains**. The property features level, usable terrain and convenient year-round access via county-maintained road, making it an appealing opportunity for a potential building site, mountain retreat, recreational getaway, or long-term investment.

Electricity is located along the county road, creating potential for future development. **Hooper Lateral runs near the northwest corner of the property**, adding to the property's rural character.

For investors, the property is located **less than 2 miles from the Alamosa Solar Generating Plant**, offering potential future opportunities related to renewable energy. Outdoor enthusiasts will also appreciate the property's proximity to **Great Sand Dunes National Park**, located approximately **21 miles away**.

Whether you're looking for a peaceful place to get away, a potential homesite, or an affordable land investment in the San Luis Valley, this 40-acre property offers a combination of usable land, mountain views, access, and affordability that is hard to find.

Property Details

- Size: 40 acres
- Legal Description: S2N2NE4 15-39-9
- Panoramic Sangre de Cristo Mountain views
- Level, usable terrain
- County-maintained road frontage
- Electricity located along the county road
- Hooper Lateral near the northwest corner
- Approximately 21 miles to Great Sand Dunes National Park
- Less than 2 miles from Alamosa Solar Generating Plant
- Low property taxes
- Potential building, recreational, and investment opportunities

Driving Directions:

From Alamosa, take paved State Highway 17 north approximately 11 miles to Land 4N. Turn left (west) and continue approximately 5.3 miles to Road N104. Turn left and travel south approximately 0.25 miles to the northeast corner of the property.

Showings by Appointment Only.

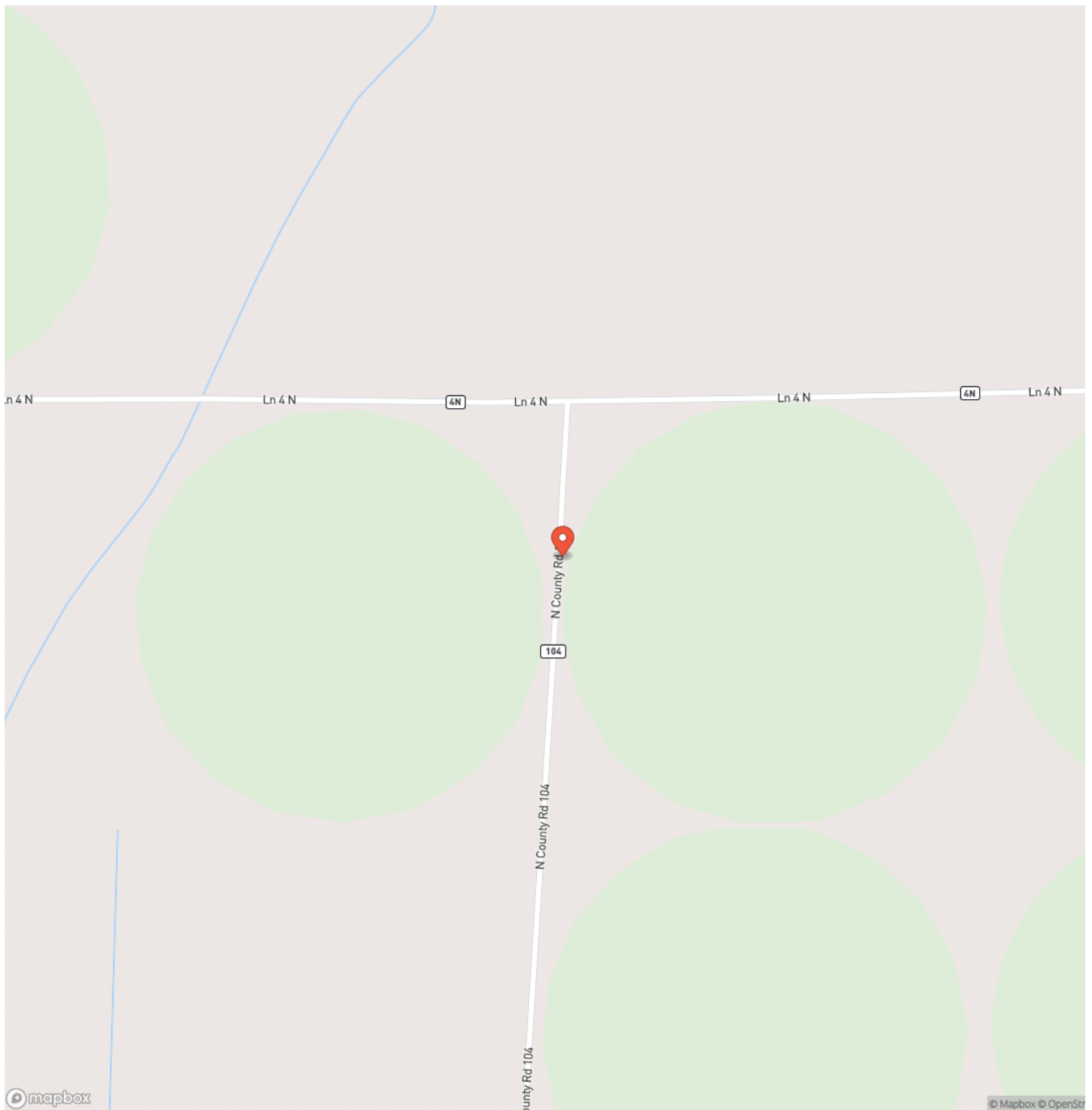
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole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



40+/- Acres with Mountain Views Near Alamosa, Colorado
Mosca, CO / Alamosa County

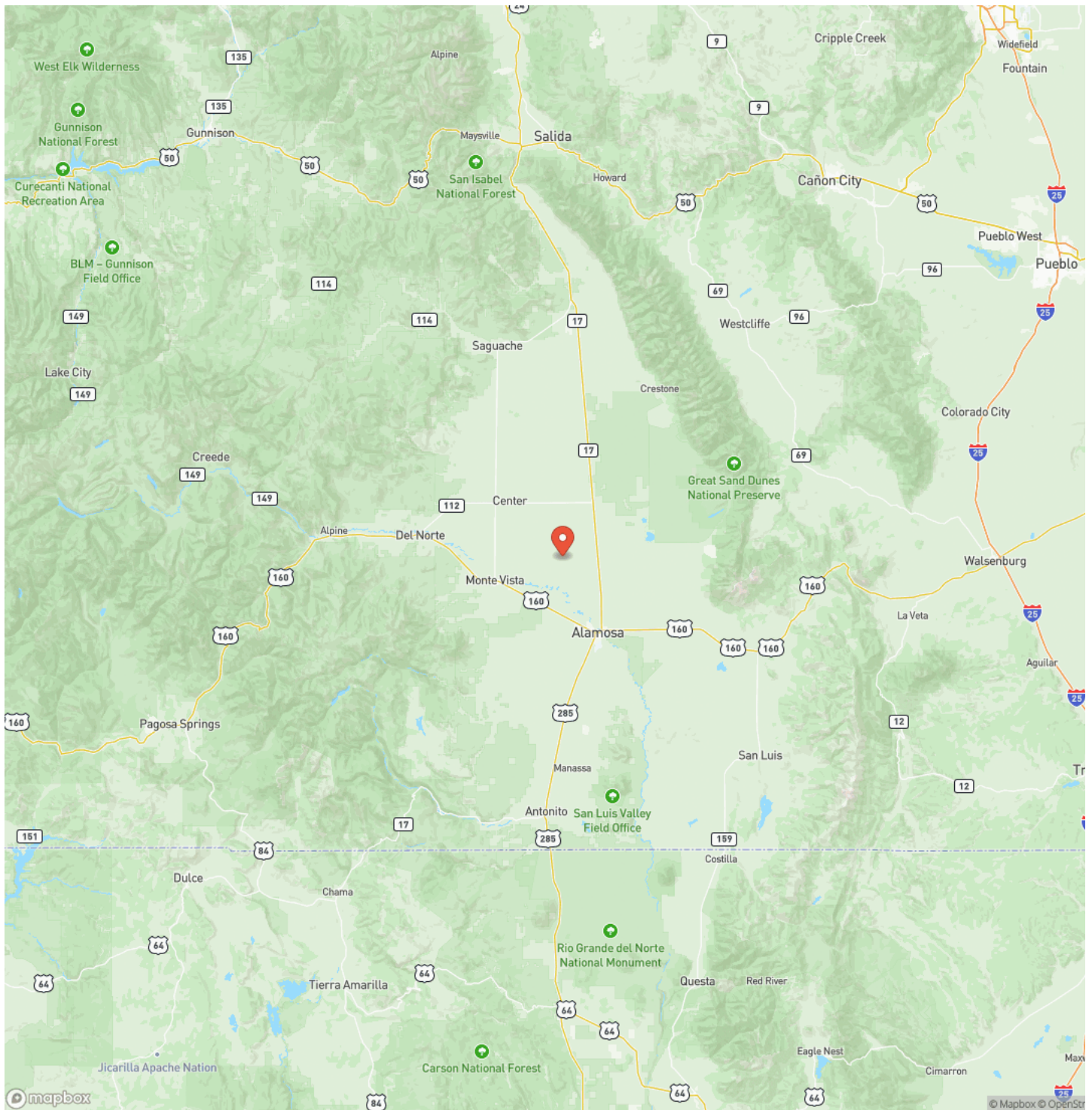


Locator Map

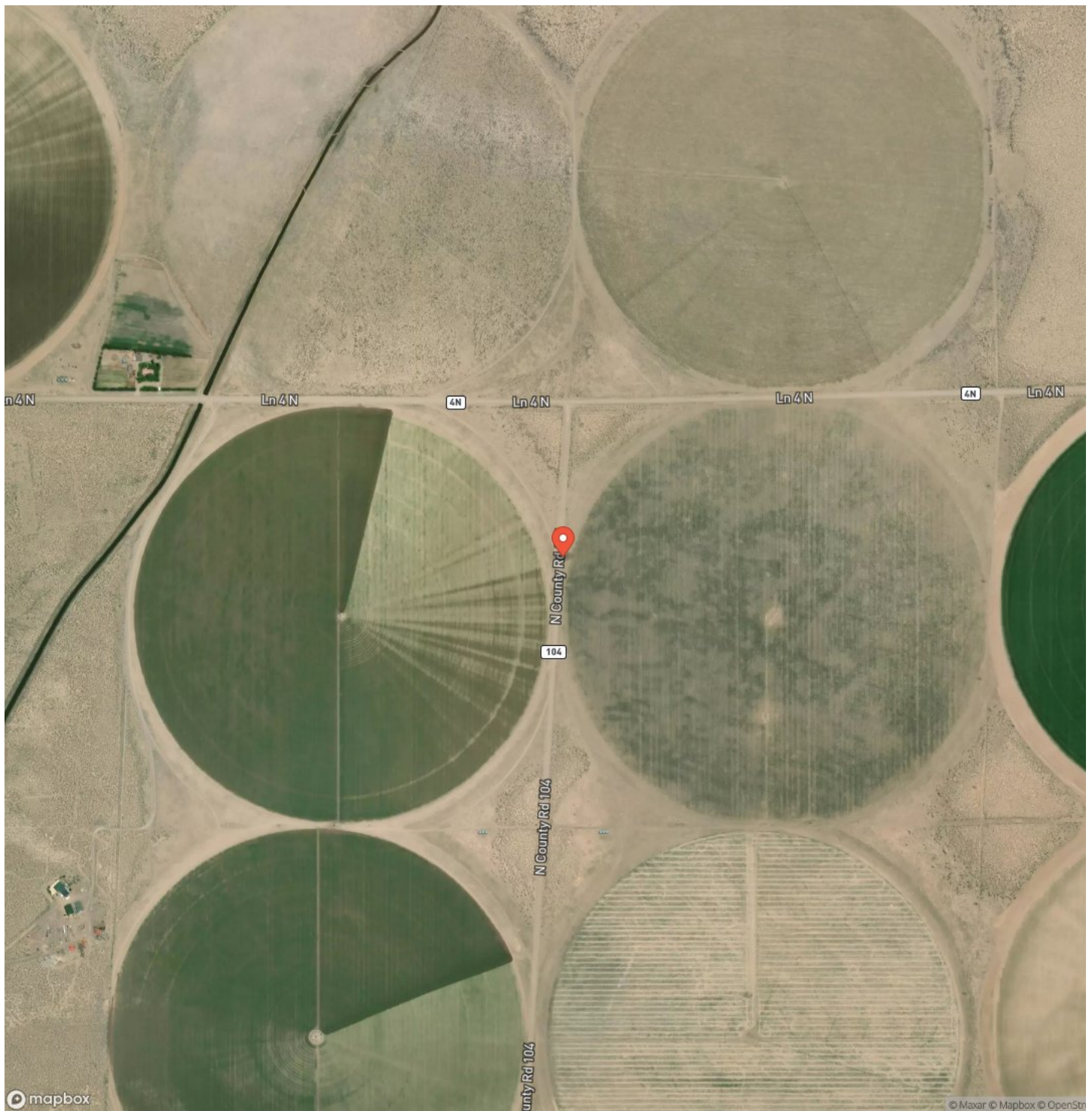


40+/- Acres with Mountain Views Near Alamosa, Colorado
Mosca, CO / Alamosa County

Locator Map



Satellite Map



40+/- Acres with Mountain Views Near Alamosa, Colorado 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

NOTES



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.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>

