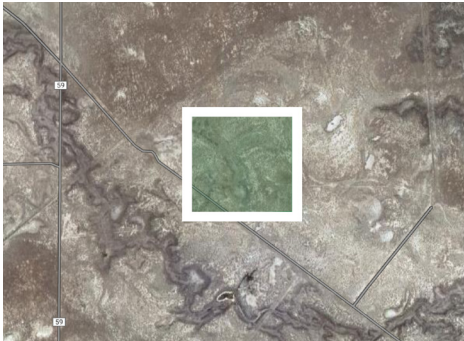


# 40-ACRE LOT

FOR SALE SAN LUIS VALLEY

own a piece of  
COLORADO



**\$65,000** Listing ID: 2010  
SAGUACHE COUNTY

## NEAREST TOWN



**SAGUACHE** As the gateway to the San Luis Valley, Saguache offers outdoor activities such as sightseeing, cycling, hiking and camping. It is home to the Rio Grande National Forest and the La Garita Wilderness Area. Located between the Sangre de Cristo Range on the east and the San Juan Mountains to the west.



17 MIN  
DRIVE



NEW SCHOOL  
BUILT IN 2019



HWY  
17

## NEARBY ATTRACTIONS



### ROYAL GORGE TRAIN

90 - 120 MIN DRIVE

Family friendly canyon, park, and bridge.  
Scenic train with ride and dine experience.



### SKI + WATER RAFTING

60 - 90 MIN DRIVE

Outdoor activities all year-round.  
Monarch Mountain, Veil, and Aspen.



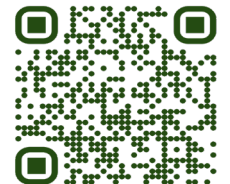
### DARK SKY RESERVE

1 - 5 MIN WALK

Astro-tourism and stargazing opportunities.  
Zero light pollution at Sangre De Cristo

SCHEDULE A CALL or WHATSAPP ☎ +1.732.239.3758

[www.ownapieceofcolorado.com](http://www.ownapieceofcolorado.com)



# LOT FEATURES

FEATURES	INCLUDED	ADDITIONAL
Electricity		●
Water Permit	✓	
Drilled Well	✓	
Road Access	✓	
Fiber Optic Internet		●
Easement	✓	
Septic Tank		●



## GREAT SAND DUNES NATIONAL PARK

Just a short drive away, the Great Sand Dunes are the tallest in North America offering outdoor activities such as sandboarding and hiking. It is also a Certified Dark Sky Park in one of the largest Dark Sky Reserves, offering zero light pollution for ideal stargazing conditions. The Dunes are set against the backdrop of the Sangre de Cristo Mountains.

## PROVEN EXPERIENCE

✓ **International Clients:** Zalaquett Group has vast experience with clients from Latin America (Chile, Bolivia, Peru, Mexico, etc).

✓ **Full One-Stop-Shop:** Advising clients on all aspects of investment from corporate entities, immigration law, taxes, to management of investment.



### PAYMENT OPTIONS:

