

70209280 SDCR

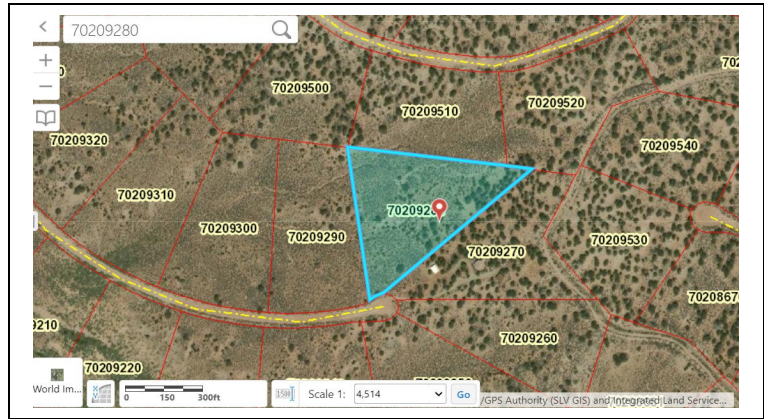
approx gps corners

nwc 37.4168,-105.3626

nec 37.4165,-105.3601

swc 37.4151,-105.3623

sec 37.4152,-105.3621



Land Report

Street – McLaughlin rd

Cross Street – Ryder rd

Cell Phone Service ? Many service providers do not work in area, some providers better than others. Google maps works offline in area – can also download an offline version via Google maps just in case. Also make sure to put location in Google maps as a favorite place and name it something remembered. Start your directions to location before losing service is best

Road? Yes Type Dirt

Ease of Access to Property:

Property can be reached by a car, McLaughlin well maintained and graded, will be plowed during winter as neighbor year round
Property itself can be drove onto with a truck, suv, 4x4 with a little bit of work.
Very mild berm along McLaughlin at south border

**Terrain - Medium and small pines, desert grasses, sage brush, cactus.
Slightly rolling terrain, whole property pretty much buildable**

Neighbors? - yes, one next parcel over

Power poles? - no

Fiber optic marker for high speed and telephone right at property, runs along McLaughlin.

Nice property, nice neighbor

*see page 2 below for resources

Resources

Blanca/Fort garland community center - Full size indoor Olympic pool and basketball court, pool tables, showers, bathrooms, weight room, library with affordable daily, monthly, yearly fees
<https://www.bfgcc.org/membership-fees/>

Google map link
<https://goo.gl/maps/BWZdxfwZSTHRC87s5>

Trash service - <https://www.colorado.gov/pacific/costillacounty/waste-management>
location of Trash depot in Fort Garland
<https://goo.gl/maps/pLrK8b7nEP5ny8xb9>

Internet - <https://gojade.org/internet/>

XCEL ENERGY: 800-895-4999

Reservoirs - Fishing

Mountain Home reservoir – Camping, fishing, bathrooms
Fishing: Brown Trout, Rainbow Trout, Cutthroat Trout
<https://goo.gl/maps/ctCZQQb3mjNzN1NU7>

Smith Reservoir – Camping, fishing, bathrooms
Fishing: Rainbow Trout
<https://goo.gl/maps/XHVWeNjrUjcpYQwS6>

Sanchez Stabilizing Reservoir – Roadside park, fishing, bathrooms
Fishing: Brown Trout, Channel Catfish, Common Carp
<https://goo.gl/maps/mFdPmvRfJtYqQR5r6>

Sanchez Reservoir – Fishing
Fishing: yellow perch, northern pike, walleye and channel catfish
<https://goo.gl/maps/nhaYcpq8U5U47qgx9>

County Permits:

Costilla County Planning & Zoning: 719-672-9109 Costilla County Zoning regulations require that all construction, water, and septic projects have a PERMIT. Project permits can be obtained at the Planning and Zoning office, 400 Gasper Street, P.O. Box 130, San Luis, CO, 81152,

<https://www.colorado.gov/pacific/costillacounty/planning-zoning>

Division of Water Resources for a Well Permit

301 Murphy Drive, Alamosa, CO 81101 PO Box 269

(719) 589-6683 - Fax: (719) 589-668

more below

Colorado Parks and Wildlife - Big Game Season Dates and Fees

<https://cpw.state.co.us/thingstodo/Pages/BigGameDatesandFees.aspx>

Big Game Hunting Planner(PDF)

<https://cpw.state.co.us/Documents/Hunting/HunterEd/HuntPlanner.pdf>