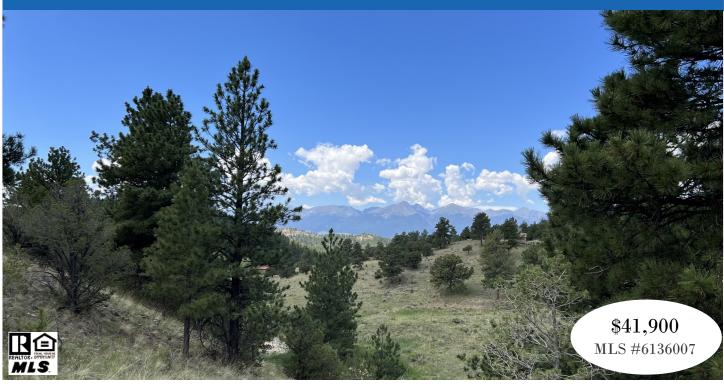


## **LISTING BROKER**

Beatrice Price Broker Associate 719-221-2647 Cell Beatrice@FirstColorado.com





## 6693 County Road 328, Westcliffe

- ♦ 1.81 Acres
- Building Pad in Place
- Power at the Road
- Mountain Views

- Permitted Septic System
- Water: Well (Not Drilled)
- ♦ No HOA or Covenants
- ♦ 2021 Taxes \$229



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## This nearly two-acre gem...

has great views of the Sangre de Cristo Mountain range from the building pad that is already in place. Power is at the road, with a permitted culvert in place at the bottom of the driveway. There is also a permitted septic system which will save the buyer thousands of dollars! Telephone service is at the road and good cell service is available. Nestled in the heart of Rosita which dates back to the late 1800's, this property is conveniently located off Rosita Road and just 15 minutes from the adorable town of Westcliffe. Ponderosa, pinon and junipers scatter the property, along with wildflowers and some occasional wildlife.

