



First
COLORADO LAND
Office

LISTING BROKER

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\$41,900
MLS #6136007

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



FirstColorado.com - 719-539-6682 - 7385 W. Hwy 50/Box 749 Salida, CO 81201

ALL DATA, MEASUREMENTS, SQUARE FOOTAGE, ETC. DEEMED RELIABLE. NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED.

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.



Directions: From downtown Westcliffe, head east and turn south (right) on S. 6th St. Go 3.4 miles to County Road 328 and turn left. Go almost seven miles and property will be on the north side (left).

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