



First _____
COLORADO LAND
Office

LISTING BROKER

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\$100,000
MLS #3151136

13941 Lane 4 North, Mosca, CO

- ♦ 40 Acres
- ♦ Level Building Area
- ♦ 360 Degree Views
- ♦ A Finished Shed Wired for Electric
- ♦ Electricity to Property Line
- ♦ Brand New 3500 Watt Generator
- ♦ Domestic Well Installed
- ♦ Septic System Required

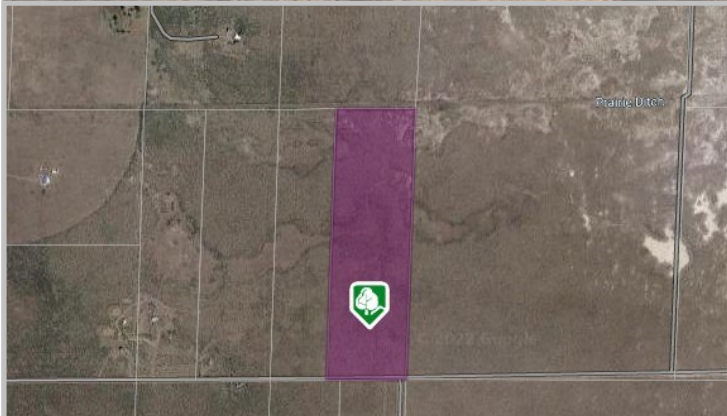


FirstColorado.com - 719-539-6682 - 7385 W. Hwy 50/Box 749 Salida, CO 81201

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This is a must see beautiful 40 acre lot...

in the San Luis Valley! 360 degree views surround, including The Great Sand Dunes National Park. Level building site, with a domestic well installed and the electric runs through the property. The parcel includes a finished shed wired for electric with tongue and groove ceiling, sheet rock finished walls and vinyl floor. A new generator is included in the purchase for use in the shed. There is a large constructed pen built with hog wire and wood posts surrounding the shed. No easement issues, as access is right off the public maintained road. Once through the locked gate, the driveway has been constructed in a circular fashion to allow smooth entry and exit. City of Alamosa is approximately 20 minutes away. The Great Sand Dunes National Park is only 30 minutes away. Come and see all that this property has to offer! It is recommend checking with Alamosa County as to current building requirements.



Directions: From Alamosa, travel North on Highway 17 to Lane 4 North (Fourmile) and turn right. Travel East for approximately 4.5 miles. Property is on the left through a green gate. Look for broker "For Sale" sign.

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