

52 Ewing Ranch Sub

Moffat, CO | Saguache County

37.39 Acres

ALL CASH PRICE

\$44,900



Large Lot

Near Hot Springs

360 Mountain Views

37 Acres, Saguache County: 360° Views, Nearby Hot Springs

Discover the magic of Colorado on 37 captivating acres where majestic 360-degree mountain vistas meet tranquil rural life. Imagine crafting your dream ranch in the heart of San Luis Valley with stunning views of the Sangre de Cristo mountains as your daily backdrop. Perfect for ranchers and homesteaders seeking a large lot, the land supports a domestic well for irrigation and livestock. Enjoy proximity to soothing Joyful Journey and Valley View Hot Springs, while indulging in outdoor adventures like stargazing, camping, and fishing. This unique property offers fertile ground for growing your own potatoes and promises a life filled with breathtaking landscapes and limitless horizons. Don't just dream—build your legacy here

Perfect for: Ranchers, Homesteaders

Rurban
LAND

303-381-2890
RurbanLand.com

Details

Full Address: 52 Ewing Ranch Sub, Moffat, CO, 81143	
County/State: Saguache, CO	Lot Size: 37.39 Acres
Neighborhood: Ewing Ranch	Subdivision: Ewing Ranch 10C
Parcel #: 433923200010	Lot #: 52
GPS Center: 38.143266, -105.959315	GPS Corners: 38.1447, -105.9567 NE 38.1424, -105.9568 SE 38.1409, -105.9597 SW 38.1447, -105.9629 NW
Zoning:	Land Use: Vacant -Residential Land
Terrian: Flat, Brush	Grade/Slope: Flat
Views: 360 Mountain	Elevation: 7,780
Road Access: Gravel / Dirt	Seasonal Use: Year Round
Water Source: None	Electricity: None
Sanitation: None	Gas: None
Flood Zone Code:	Est. Annual Property Tax: \$918.52
HOA: No	HOA Annual Dues: \$
Improvements:	
Easements:	

Description

Discover over 37 acres of captivating Colorado landscape where the allure of majestic mountain vistas meets the tranquility of a rural lifestyle. Embrace the freedom offered by this remarkable property as you step into a world of unparalleled natural beauty. With expansive 360-degree views of the stunning Sangre de Cristo Mountains embracing you at every turn, every moment here promises to be a visual serenade that takes your breath away.

This serene haven is more than just land; it's a canvas for your dreams. Imagine crafting your perfect ranch amidst panoramic landscapes, where the whisper of the wind across the San Luis Valley is your constant companion. This property is a dream-come-true for ranchers and homesteaders seeking a large lot where the possibilities are as limitless as the horizon. With a domestic well that allows irrigation of an acre of greenery and support for livestock, the potential for a self-sustaining lifestyle becomes a tangible reality.

Delight in proximity to renowned hot springs—both Joyful Journey and Valley View offer restorative escapes a short distance away. This location is a treasure trove for outdoor enthusiasts, offering myriad activities from camping and fishing to stargazing and celestial viewing. Whether you're exploring the vibrant landscapes of the Great Sand Dunes National Park or trekking through off-road trails, adventure and relaxation go hand in hand here.

Stroll through evenings under a glittering tapestry of stars, taking in the tranquil sounds of nature. The property tantalizes not only with its beauty but also its bounty—imagine cultivating potatoes, from russets to reds, in rich soil that promises to nurture your agricultural aspirations. Envision your life carved out among these natural riches, and let this enchanting piece of Colorado be the backdrop against which your most cherished memories come to life.

Activities

Big Game Hunting, Off Road Trails, Mountain Biking, Camping, Hiking, National Park, Horseback Riding, Hot Springs, Wildlife Viewing

Nearby Attractions

Joyful Journey Hot Springs Spa, 28640 County Rd 58EE, Moffat, CO 81143	Saguache County Museum, 405 8th St, Saguache, CO 81149, 13 min (11.3 miles)
UFO Watchtower, CO-17, Center, CO 81125, 30 min (28.7 miles)	Sangre de Cristo Wilderness Area, Westcliffe, CO 81252, 42 min (28.9 miles)
Great Sand Dunes National Park and Preserve, 55 min (55.7 miles)	

Purchase Options

All Cash, Seller Financing

All Cash Pricing

Purchase Price: \$44,900.00 plus taxes and closing fees due at closing.

Comparables

Information	This Property	Comparable 1	Comparable 2
Address	52 Ewing Ranch Sub, Moffat, CO, 81143	28 Ewing Ranch Sub LOT 28, Moffat, CO 81143	56479 Ewing Road, Moffat, CO 81143
Status	Listed	Listed	Listed
Sold/List Price	\$	\$48,000.00	\$65,000.00
Acres	37.39	35.15	35.5
Price Per Acre	All Cash: \$1,200.86	\$1,365.58	\$1,830.99

Nearby Convenience

Gas

- Sinclair Gas Station, 616 Gunnison Ave, Saguache, CO 81149, 12 min (11.1 miles)
- Conoco, 315 8th St, Saguache, CO 81149, 13 min (11.3 miles)

Grocery

- Saguache Works, 404 4th St, Saguache, CO 81149, 13 min (11.3 miles)

Medical

- HRRMC Saguache Health Center, HRRMC Saguache Health Center, 13 min (11.3 miles)

Nearby Cities/Towns

Large Cities

- Pueblo, Colorado, 2 hr 28 min (130 miles)

Towns

- Moffat, Colorado, 16min (13.6 miles)
- Salida, Colorado, 41 min (35.0 miles)

Directions

[Google Maps](#)

Zoning & Restriction Information

Camping

- Allowed: Yes
- Restrictions: Per County, allowed for 60 days during construction.

RV's

- Allowed: Yes
- Restrictions: Per County, allowed for 60 days during construction.
RV's may be stored if a primary dwelling is established.

Mobile Homes

- Allowed: No

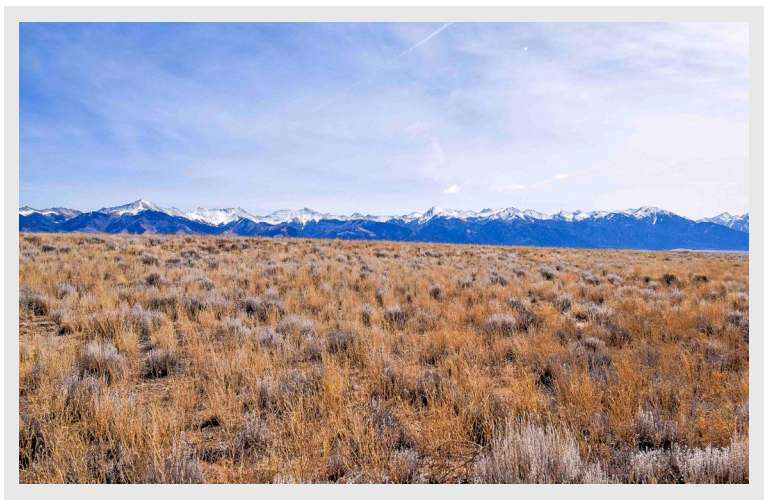
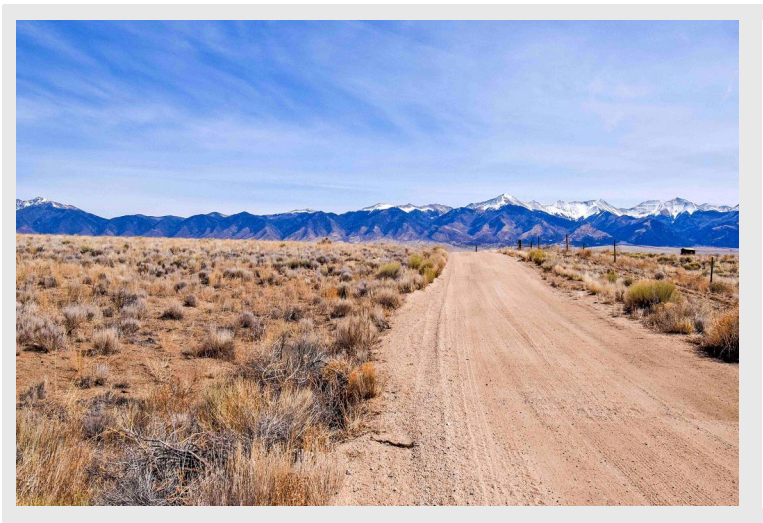
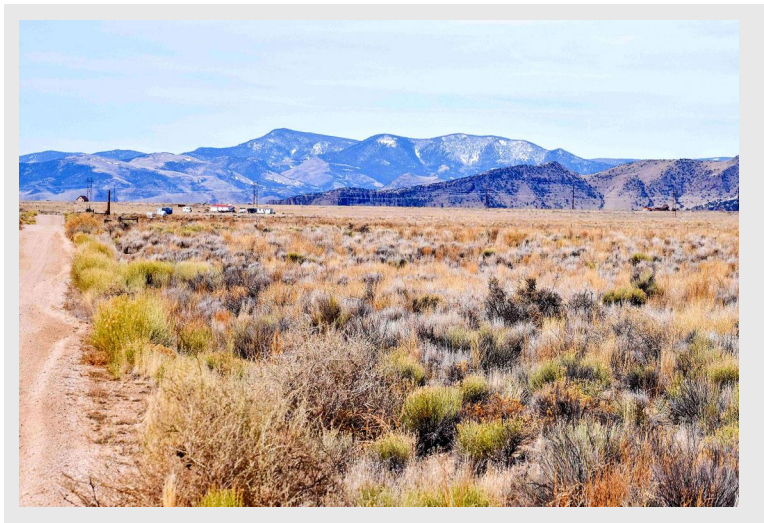
Tiny Homes

- Allowed: Yes
- Restrictions: Per County, Must be site built, meet building code, minimum 150 sq. ft. required for one person.

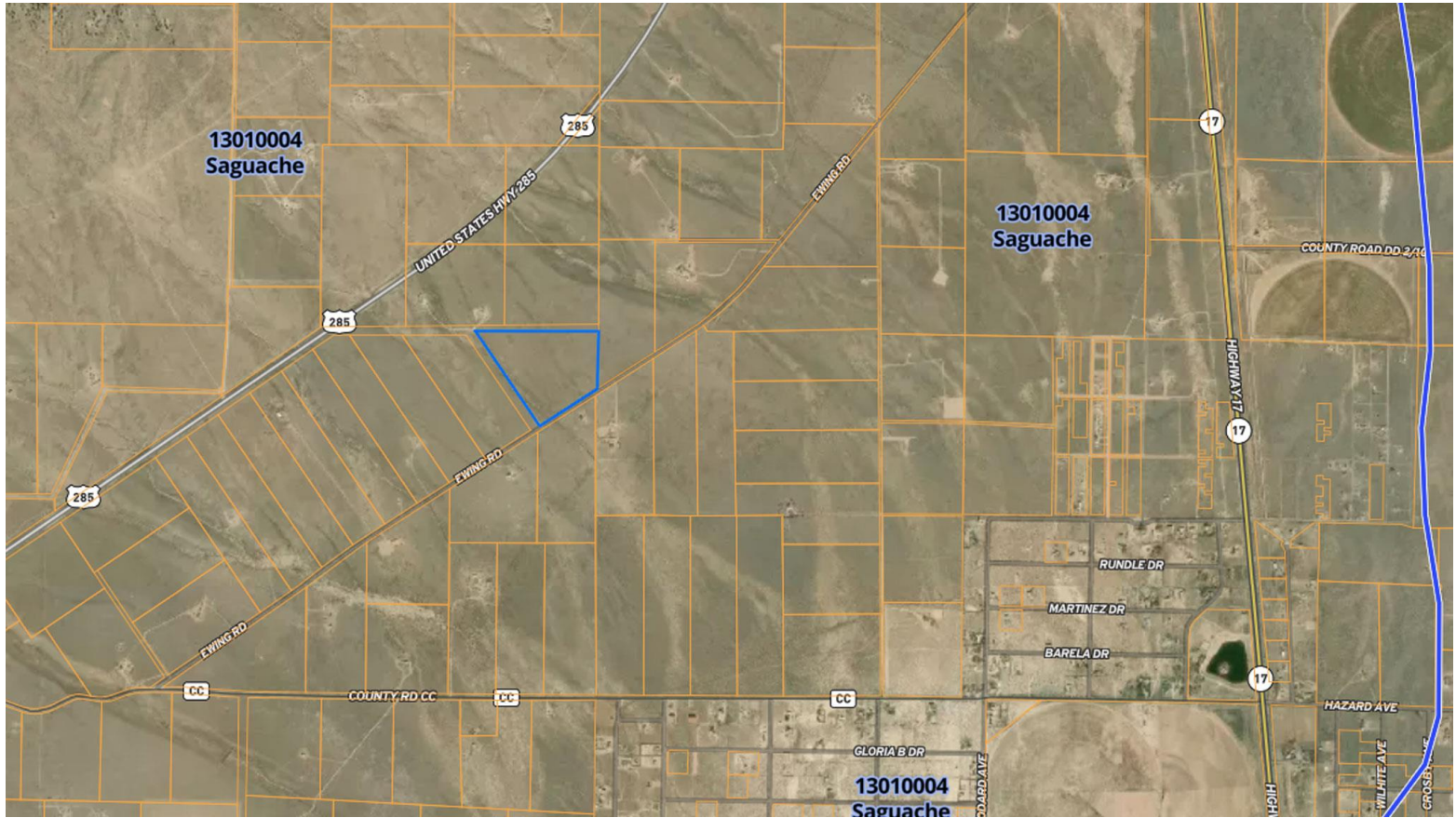
Short-Term Rentals

- Allowed: Yes
- Restrictions: Per county, home occupation permit required.

Additional Photos



Plat Map



Resources

Rurban Land

- Property Website: <https://www.rurbanland.com/property/37-acres-saguache-county-360-views-hot-springs-ranch-ready/>
- Phone: 303-381-2890
- Website: RurbanLand.com

County

- County Website: <https://www.saguachecounty.net/>
- County Phone: +17195880197
- Full Zoning Document:
- Residential Zoning Document:

Utilities

- Water:
- Sewer:
- Gas: Deluca Gas (719) 539-6402, Jones Oil 719-754-2221,
- Electric: San Luis Valley REC 719-852-3538 or use alternative
- Trash: Contact private hauler or visit nearby convenience center

Disclaimer

This property is for sale in its current "As-Is" condition and all information provided is to the best of the seller's knowledge. This means that the Property is sold in its existing state, without any warranties or guarantees, either express or implied, regarding its condition, fitness for a particular purpose, or merchantability.

The Buyer is responsible for performing their own due diligence regarding the Property. This includes verifying all information provided, assessing the Property's suitability for the Buyer's intended use, and conducting any desired inspections or assessments. The Buyer is encouraged to consult with independent professionals, such as surveyors, engineers, and legal advisors, to obtain expert advice as necessary.

Rurban Land LLC may hold an equitable interest in the property but may not possess legal title at the time of sale. While we have secured the right to market and acquire full ownership, we may not yet be the registered legal titleholder. Consequently, Rurban Land LLC makes no assertions or guarantees regarding holding current legal title to the property. Buyers should be aware of this status and may seek legal counsel to understand the implications of purchasing a property under these circumstances.

To the fullest extent permitted by law, the Buyer hereby agrees to waive, release, and forever discharge Rurban Land LLC and all its affiliated companies from any claims, whether legal or equitable, that the Buyer, their heirs, transferees, assigns, subrogees, devisees, and agents may allege, arising out of any discrepancies in lot lines, pictures, or property location compared to the actual Property.