

SPECIFICATIONS

Elevation:	7509 feet above sea level (approximately)
Legal Description:	Lot 14, Block 12, Unit 22, San Luis Valley Ranches
Size:	5.0 acres
Dimensions:	660 feet x 330 feet
Location:	Approximately 12 miles from Blanca, Colorado
Zoning:	Residential Vacant Land (001000) -- <u>you may have horses and other farm animals</u> --
Property Owner Association:	Yes
Property Owner Association Dues/Fees/Assessments:	None
Restrictions & Covenants:	Yes
Property Taxes:	\$168 annually (approximately)
Source of Water:	Water Well - Estimated depth 100-200 feet
Road Access:	State Highway 160 (paved) and County maintained roads (dirt) -- <u>Year-round Access</u> --
Electricity:	Power Lines (approximately 2 miles away) or Alternative Power (solar, wind, or combination)
Waste (sewer):	Individual Septic System

The 5 acres has been surveyed, staked, and the corners marked with metal rebar that stick out of the ground approximately 6 inches.