

8.537 Acres Buy All or Part



Lot 1A...5.532 Acres
MLS #615699...\$175,000

Lot 1C...3.005 Acres
MLS #615697...\$135,000

Lot 1A & 1C...8.537 Acres
MLS #615700...\$299,000

ADDRESS:

Government Springs Road/U67 Trail Rd.

- Zoned Residential/Agriculture Farm & Ranch
- Priority Water
- Electric & Telephone on Property
- Directions: Hwy. 550 South to Government Springs Road turn right go to U67 Trail Road and turn right.

Remarks: Special cul-de-sac location with views of the majestic San Juan Mountain range to the south and the Grand Mesa to the north. Level but slightly sloping land with irrigation water rights. Horses allowed. Views are spectacular, it's quiet and just 7 miles south of town. Create your Colorado dream home here in this peaceful and pastoral setting.



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