

# Info Sheet Lot 56 Unit E CLL Ranch

**APN:** 4030358

**Legal Description:** Lot 56 Unit E Cll Ranch 361-66 362-277-744-835 363-37-211 393-315

**County:** Huerfano County

**GPS Coordinates:** 37.801121, -104.776556

**Access:** Via County Road 103 (Dirt Road) and Recorded Easement

**Water:** Well or Cistern (To be installed by buyer)

**Water Delivery Service:** [The Water Station](#) max 1200 gallons \$250 - \$275

[Walsenburg Water Haul Service](#) is also available (max 3000 gallons per month) for application and approval

**Power:** Solar Power or Generator suggested

**Propane Delivery:** [High Plains LP Service](#) (estimate amount is \$1.88/gallon)

**Trash Service:** [Mountain Disposal](#)

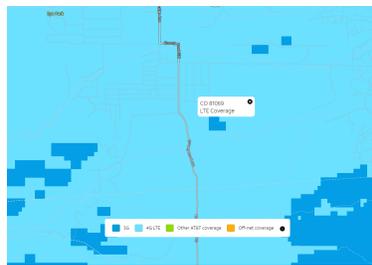
**Sewage:** Septic Only (To be installed by buyer)

**Zoning:** Agricultural

**Annual Taxes:** \$366.54

**Tax Status:** Current

**Cell Service:** Verizon (5G LTE), AT&T (5G), T Mobile/Sprint (5G)

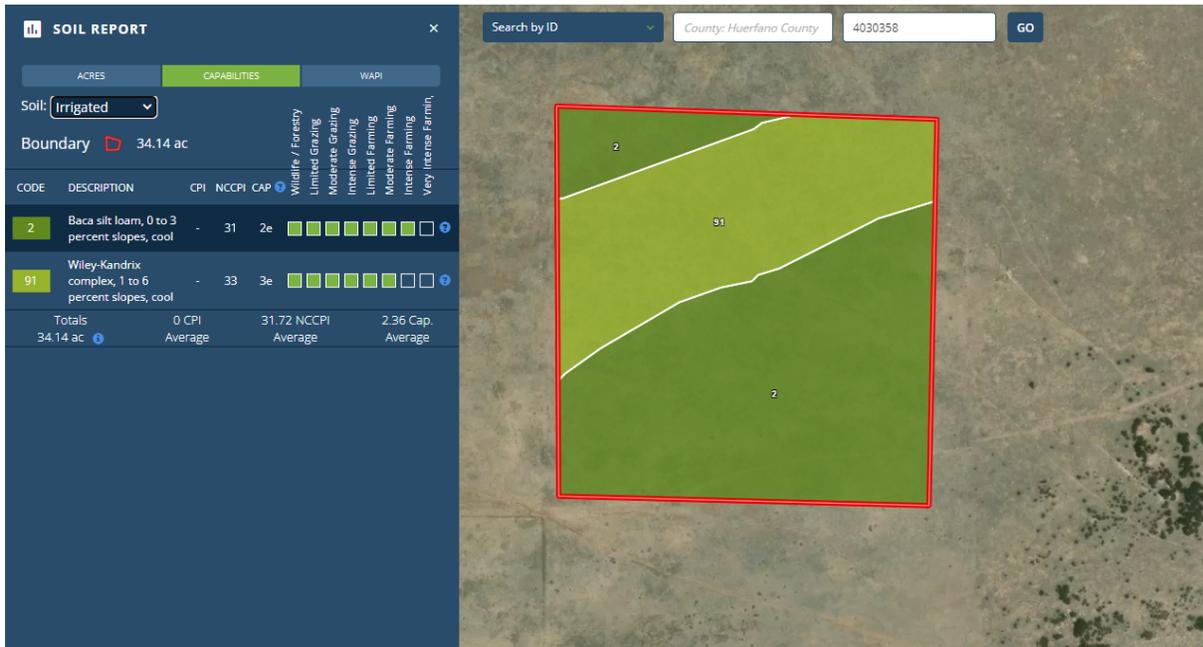


**Internet Service:** Viasat & Hughes Net, [Starlink](#) (Very Fast, Highly Recommended)

**FEMA Flood Zone:** Property not within any floodplain.

**Wetlands:** No wetlands within or along the property.

**Terrain and Soil:** Baca silt loam, 0 to 3 percent slopes, cool. Good for intense farming.



**Trees:** None

**Google Maps Link:** <https://goo.gl/maps/qbNRPh78eo5swwXK6>

**Mapright Link:** <https://mapright.com/ranching/maps/0afba3feb3808fb49a16d3e76336e190/share>

**HOA:** None

**School District:** Huerfano School District RE-1

**See Schools:** <http://huerfano.k12.co.us/>

**Climate:**

Annual high temperature 83°F

Annual low temperature 20°F

Average annual precipitation – 22 in.

Average annual snowfall – 115 in.

**Nearby Places of Interest:**

- Denver International Airport - 2 hr 46 mins away
- St. Mary Corwin Hospital - 52 mins
- Fountain Shopping Center - 35 mins away
- Valley market - 35 mins away
- Pueblo Mountain Park - 1 hr 9 mins away
- Rye Mountain Park - 45 mins away
- Walsenburg Wild Waters - 31 mins away
- Great Sand Dunes National Park - 1 hr 41 mins away

**Building Restrictions and Land Use**

<https://www.huerfano.us/uploads/landuse/regulations/1.00%20Zoning%20Regulations.pdf>