

\$32,994 - 00 Co Rd 651, Walsenburg

MLS® #2490876 RE COLORADO Listing Office: Colorado Realty 4 Less, LLC

\$32,994

0 Bedroom, 0.00 Bathroom,
Land on 35 Acres

Walsenburg, Walsenburg, CO

Uncover the potential of a prime opportunity with this sprawling 35-acre parcel in Huerfano County, Colorado. This impressive expanse of semi-rural acreage presents a canvas for investors with vision, offering an expansive natural setting that's ripe for development or a personal retreat. Strategically located, the property is a stone's throw away from essential amenities and key landmarks. It is under an hour from Lathrop State Park, Spanish Peaks Regional Medical Center, and the charming localities of Walsenburg and La Veta, providing convenience while maintaining the tranquility of country living. For added leisure and recreation, the Walsenburg Golf Club and Great Sand Dunes National Park & Preserve are within a comfortable driving distance. Investors will also appreciate the property's accessibility to larger cities; Colorado Springs is merely an hour and a half away, and Denver, a hub of economic activity, is just a 2-hour 41-minute drive, ensuring connectivity to urban resources and markets. The possibilities are boundless, whether for agricultural projects, a luxury ranch development, or as a strategic land bank opportunity. This vast lot promises growth and value appreciation in an area known for its scenic beauty and burgeoning investment prospects. Secure your foothold in Colorado's real estate market!



RE COLORADO

Listing Courtesy of Colorado Realty 4 Less,

LLC

Essential Information

MLS® #	2490876
Price	\$32,994
Bathrooms	0.00
Acres	35.00
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	00 Co Rd 651
Subdivision	Walsenburg
City	Walsenburg
County	Huerfano
State	CO
Zip Code	81089

Amenities

View	Meadow, Mountain(s)
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Exterior

Lot Description	Level
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School Information

District	Huerfano RE-1
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Additional Information

Date Listed	April 17th, 2024
Zoning	Vacant Land - NEC



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Listing information last updated on June 11th, 2025 at 2:03am MDT