

\$55,000 - 9 N 2 Lane Lot 9, Mosca

MLS® #7912805 Listing Office: LoKation Real Estate

\$55,000

0 Bedroom, 0.00 Bathroom,
Land on 35 Acres

Beit Jala Ranches, Mosca, CO

PROPERTY NEAR THE LAST ELECTRICITY POLE, WELL AVAILABLE, AND DIRECT ACCESS TO A COUNTY-MAINTAINED ROAD (LANE 2 NORTH) ON THIS 35.01-ACRE LOT – JUST 10 MINUTES FROM ALAMOSA AND 2 MINUTES TO MOSCA! This is the perfect location for building your dream home or retreat.

The price includes a well (25 GPM permit), a driveway (with your own address), a full survey with 6 monuments marking your boundaries, and electricity installation scheduled for Q3 2025 near the last power pole. Our licensed GC team can install a septic system (estimated at \$20K for a 4-bedroom house) and assist with the entire construction process through Naturalia Construction.

Why this property? No HOA – making it easy to obtain construction permits. The survey is included, with clearly marked boundaries. The well permit allows for up to three households and one acre of flood irrigation, ideal for horses, cattle, landscaping, or gardening. Water augmentation potential is available to secure additional water rights for commercial or agricultural use. The flat, build-ready topography is perfect for building a home, installing a modular house, or exploring sustainable building options like Hempcrete.

Location perks: 2 minutes to Mosca, CO, with access to gas, groceries, USPS, and Food



Valley Hub. 10 minutes to Alamosa “close to the regional airport, Walmart, Level 3 trauma hospital, Adams State University, and a vibrant downtown. Near the Great Sand Dunes National Park, offering stunning 360° mountain views, wide-open skies, and world-class stargazing. A new Stargazing Resort will add charm and value to the area, and you’re minutes away from hot springs, skiing, and whitewater rafting.

Seize the opportunity to own a prime slice of Colorado with natural beauty and development potential!

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Listing Courtesy of LoKation Real Estate

Essential Information

MLS® #	7912805
Price	\$55,000
Bathrooms	0.00
Acres	35.01
Type	Land
Sub-Type	Improved Land
Status	Active

Community Information

Address	9 N 2 Lane Lot 9
Subdivision	Beit Jala Ranches
City	Mosca
County	Alamosa
State	CO
Zip Code	81146

Amenities

Utilities	Electricity Available, Electricity To Lot Line, Phone Available
View	Mountain(s), Valley

Exterior

Lot Description Landscaped, Mountainous, Subdividable

School Information

District Alamosa RE-11J

Additional Information

Date Listed April 11th, 2025

Zoning Residential, Agricultural

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