

\$250,000 - 32637 County Rd 53.7, Aguilar

MLS® #8907475 RE COLORADO Listing Office: eXp Realty - ROCC

\$250,000

0 Bedroom, 0.00 Bathroom,
Land on 35 Acres

Rugby Ranch, Aguilar, CO

If you have been looking for the perfect start to a private GLAMPING RETREAT or to embrace a sustainable lifestyle then look no further, YOU FOUND IT! This property offers endless possibilities in a serene, natural setting with WATER, SEPTIC, POWER and NO HOA. It is right off of a paved and maintained county road and just minutes to I-25. Discover the perfect blend of space, tranquility, and opportunity with this exceptional 35+ acre lot. This expansive property is ready to fulfill your dreams and comes with unique and practical inclusions: a cozy 30' yurt (just over 700 SF and permitted) with its own platform and plumbed for septic, water and propane; a distinctive 20' dome with a platform; a well-crafted chicken coop with an adjoining chicken run that has fencing installed a foot deep; a substantial 3,000-gallon cistern for water storage; a 1,000-gallon propane tank; and permitted septic. There is also 200 amp service and 4 water tanks for hauling water. Call me today and take a look!

RE COLORADO

Listing Courtesy of eXp Realty - ROCC

Essential Information

MLS® #	8907475
Price	\$250,000
Bathrooms	0.00
Acres	35.10



Type	Land
Sub-Type	Improved Land
Status	Active

Community Information

Address	32637 County Rd 53.7
Subdivision	Rugby Ranch
City	Aguilar
County	Las Animas
State	CO
Zip Code	81080

Amenities

Utilities	Electricity Available, Propane
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Exterior

Lot Description	Mountainous, Rolling Slope
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School Information

District	Aguilar Reorganized 6
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Additional Information

Date Listed	August 14th, 2024
Zoning	Agricultural



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