

# Hwy 12 / US Hwy 160, La Veta

## \$269,000

Capture Colorado  
Mountain Properties, llc.  
CaptureColorado.com



*Rolling Grass Land and Gentle Slopes*

### **Vacant Lot 157.82 Acres Fully Fenced and Gated.**

LOCATION, LOCATION, LOCATION

150+ acres of rolling grass land and gentle slopes. Several miles of Hwy frontage where Colorado Hwy 12 and US Hwy 160 join!!!

Currently zoned agricultural, but the potential for commercial development is amazing. This is the last 150 ac parcel of land with no covenants between Walsenburg and Fort Garland on US Hwy 160.

Think ... Truck stop...Big Box store.???... The property has amazing 360 degree views of the mountains, its a perfect site for a home or ranch the possibilities are endless. Fully fenced and gated, the corrals stay with the property.

**Call Karen McAnally at 719-989-8784  
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