

FREQUENT ASKED QUESTIONS ABOUT THE SANGRE DE CRISTO RANCHES

1. WHERE ARE THE SANGRE DE CRISTO RANCHES LOCATED?

This master planned subdivision is located only 2 miles East and South from Fort Garland, Colorado in Costilla County.

2. WHAT IS THE AVERAGE ELEVATION OF THE PROPERTIS IN IN SDCR?

The average elevation varies from approximately 8,500 feet up to over 11,500 feet within the alpine lots. The county will plow the roads in the winter up to about 9000 feet (providing there are residents on the road that need access).

4. WHAT DO PROPERTIES IN SDCR LOOK LIKE?

Surround yourself with rolling hills, majestic mountains, and fabulous panoramic vistas and great landscape views. All are the perfect setting for the unspoiled countryside of Costilla County. With every breath of fresh, clean air, you'll know this pristine unspoiled property is for you - especially since it has been thoughtfully master-planned to exist in harmony with nature and wildlife.

5. WHAT TOWNS ARE CLOSEST TO THE PROPERTY?

The entrance to SDCR is approximately 2 miles east of Fort Garland, Colorado, 33 miles east of Alamosa, Colorado, and 147 miles south of Colorado Springs, Colorado.

6. WHAT IMPROVEMENTS HAVE BEEN MADE?

All roads are county and state maintained which provide you permanent, legal access to your property. All of the lots have been surveyed, staked and marked for identification. This was done many years ago. Some of the corner markers may be difficult to locate without a metal detector. To establish a physical address and questions regarding zoning and planning call Costilla County 719-672-9109.

7. WHAT ARE MOST PEOPLE PLANNING TO DO WITH THEIR LAND?

Most property owners feel that it is a good opportunity to own a nice lot, yet affordable piece of Colorado. The unique proximity of this property to the towns of Fort Garland and Alamosa will allow owners to enjoy a country lifestyle while living just minutes away from the amenities a city has to offer. Some owners plan to make their property into a second home, while others plan to move to their property after retirement. Many plan to pass it down to their children or grandchildren. Many of the property owners also plan to utilize the property as a permanent home or a recreational retreat or getaway from the hustle and bustle of the big city. These lots are ready for you to build your dream home or just enjoy the good feeling of land ownership.

8. WHAT ABOUT WATER?

You will have several options for water all of which are at your sole expense. They

include drilling a new water well or having water delivered to a water tank you have installed. It is estimated the depth of the water well would be around 300 feet in this Unit per the county. It is difficult to estimate an exact cost of drilling a new water well. There is no assurance that a productive well can be installed on your land.

9. WHAT ABOUT UTILITIES?

Electrical lines are often several miles away from your land. You will be responsible for any cost of installation. As a way to reduce your costs (both initially and over the long-term), we recommend you explore the use of alternative/renewal energy sources such as generators, wind or solar systems for your electrical needs. You will need is a septic tank and leech field system for your cabin or home. A permit must be obtained from the County Health Officer in San Luis, Colorado.

10. WHAT IS THE PROPERTY ZONED AND WHAT ARE THE PROPERTY TAXES FOR A PARCEL?

The property is zoned Residential Vacant Land. It is recommended to contact the Costilla County Planning Department to check for the property taxes.

14. IS THERE A PROPERTY OWNERS ASSOCIATION OR ANY RESTRICTIONS ON THE PROPERTY?

There is a Sangre de Cristo Ranch Owners Association, however it's voluntary to be a member. See www.SDCRO.NET.

15. WHAT WILL THE ROAD SURFACE BE LIKE?

Access to the subdivision is via U.S. Highway 160, a paved, two-lane highway. From Highway 160, access is via county maintained ranch roads, which have gravel and natural surfaces. These roads are public roads maintained by the State and County and you will not be assessed any cost for maintenance.

16. DOES A BUYER HAVE TO BUILD A HOUSE WITHIN A CERTAIN TIME FRAME?

A buyer is never obligated to a timeframe to build on their property.

17. WHY ARE SOME PROPERTIES MORE EXPENSIVE THAN OTHERS?

The price of properties vary according to the to "A B C" principle and consideration of the proximity of the parcels to existing electric. "A B C" stands for Access, Beauty and Character. In other words, how good, quick or easy is the access to the property from the main highway or county road. The beauty of the property mainly pertains to the type of vegetation and scenic views etc. The character of the property refers mainly to its topography. For example: Is the parcel flat, rolling, steep, etc.