

66% MV! Trees Abound on this Cozy Cul-de-Sac Lot!



You're in luck! We're offering this stunning future homesite in La Plata County, Colorado for ONLY **\$28,000**! That is practically nothing (just **SIXTY-SIX PERCENT** of market value!) for this gorgeous wooded spot on a cozy cul-de-sac just outside Durango, Colorado.

The sooner you pick this beauty up, the sooner you can get started on your summer (or forever) home!

Maintain your privacy in the sparsely populated neighborhood among the lush evergreens! Close to Durango and Bayfield, that have everything you need to live out your dream.

Market Value: \$42,000 - but, we want to sell this incredible spot to you for far less! Call us **TODAY** at (636) 317-1819!

A Few Quick Facts About Durango, Colorado:

ECONOMY

Employment prospects are awesome - well above the national average!

Future job growth: 43.15% vs. 33.51% nationally

Unemployment rate: 2.2% vs. 3.7% nationally

POPULATION

Florissant's population is a cozy 17,986 people! The median age is 34.3.

TRANSPORTATION

The average one-way commute time in Durango is 15.4 minutes.
The national average is 26.4 minutes!

FINANCIAL

Durango's sales tax rate is equal to the national average sales tax rate of 7.3%!

The average income per capita is \$34,766, above the national average of \$31,177.

Invest in your future today for just **\$28,000**. Let's chat via Facebook messenger - message *Harvester Property Investments* or *Rebecca Dyer* today!

PROPERTY DETAILS

State: Colorado

County: La Plata

City: Durango

Size: 1.30 acres

GPS Coordinates: 37.326829, -107.611442

Property Address: 171 Pine Cone Circle, Bayfield, CO 81122

Zoning: Residential

Terrain: Sloping

Road Access: Yes - Unpaved

*Electric: Available through LaPlata Electric Association, Inc.

*Water/Sewer: Available through Forest Lakes Metropolitan District

Current Annual Taxes: \$314.68

Click [HERE](#) to check it out on Google Maps!

Click [HERE](#) to check it out on Google Earth!

**Click [HERE](#) to take a peek (and message us)
on Facebook!**

Check out the surrounding properties and you'll see that your dream lot is the **best deal** on the plains.

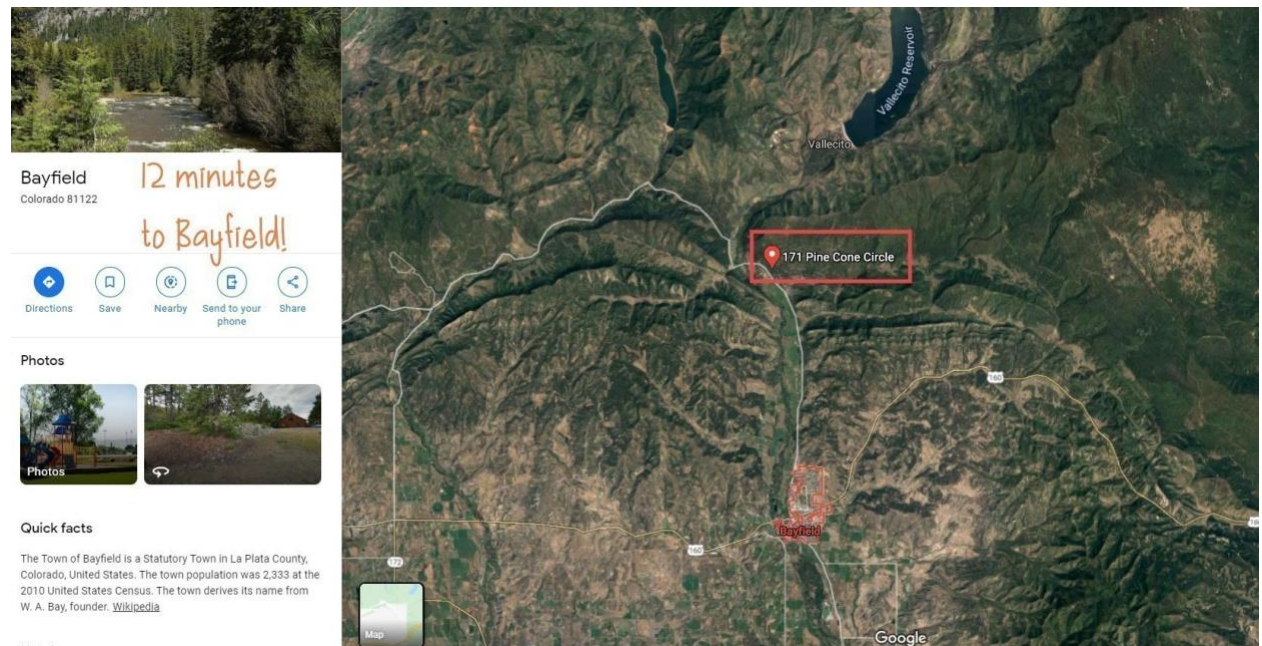
Don't wait! **Email** (buy@hpinvests.com), **call** ((636) 317-1819), or **Facebook message** (Harvester Property Investments or Rebecca Dyer) today!

Disclosure: Buyer to perform all due diligence and obtain the proper permits and HOA approvals, as needed. Buyer also to confirm utilities to the property.

Sales and listings in the area suggest this property is offered well below market value. Harvester Property Investments, LLC makes no warranties or representations about the land, its condition, building restrictions, or suitability for building. Provided coordinates may not be exact. Land is sold as-is, where-is with buyer paying all closing costs. Price based on a cash offer.



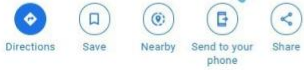
Scroll for more pictures!





Durango
Colorado

30 minutes
to Durango!



Directions Save Nearby Send to your phone Share

Photos



Photos

Quick facts

Durango is a small city in southwestern Colorado, near the New Mexico border. The 19th-century Durango & Silverton Narrow Gauge Railroad steam train passes mountains and canyons. In the city center, its affiliated Railroad Museum displays restored locomotives, aircraft and a baggage car converted into a movie theater. Nearby, the Powerhouse Science Center offers interactive exhibits in a former power plant.

