

# ALMA FOREST LAND FOR SALE

Prices range from \$40,000 to \$49,500



- In-town convenience with the feeling of being tucked in the forest! On the western edge of town with mountain & valley views!
- Only **15 miles from Breckenridge** & a very short walk from the shops & eateries in Alma! Close to fishing, hiking & biking, National Forest access, South Platte River, the town park & more.
- Several lots to choose from, all with **city water & sewer** available to tap into and **underground electricity, natural gas & telephone**.
- **Prices range from \$40,000 to \$49,500!**

Office: 719-836-2766

[info@canigliagroup.com](mailto:info@canigliagroup.com)

[www.CanigliaGroup.com](http://www.CanigliaGroup.com)

2 South Main Street, Alma, CO

See attached map and price list or call for a tour!  
**OWNER FINANCING AVAILABLE for most lots!**

**Ask for details.**



# ALMA FOREST

## FLING 12

SPRUCE STREET

15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

16 15 14 13 12 11 10 9 8 7 6 5 4

20' PRIVATE ACCESS AND UTILITY EASEMENT

DRAINAGE AND UTILITY EASEMENT

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DRAINAGE AND UTILITY EASEMENT

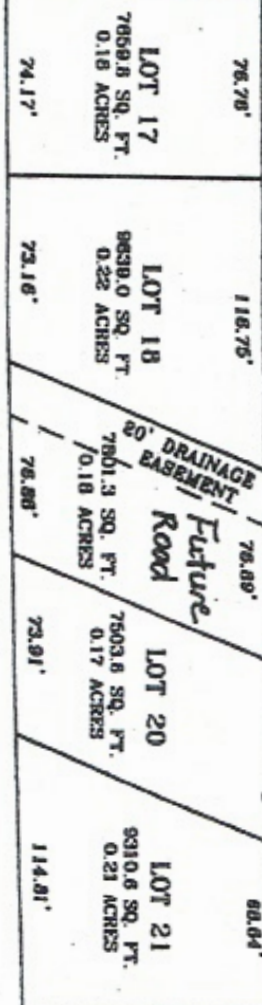
20' PRIVATE ACCESS AND UTILITY EASEMENT

2ND STREET

ASPEN STREET

S 28°02'37" E 413.00'

N61°56'22"E 100.00'



S61°56'22"E 168.93'

R.O.W.

N61°56'22"E 168.93'

N20°00'00"W 171.28'

LOT 22  
8370.9 SQ. FT.  
0.19 ACRES  
91.28'

LOT 23  
11199.1 SQ. FT.  
0.26 ACRES  
88.00'

N49°26'49"E 119.27'

N20°00'00"W 171.28'

LOT 24  
9407.4 SQ. FT.  
0.19 ACRES  
84.60'

N20°31'45"E 82.4'

N20°31'45"E 82.4'

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(100' R.O.W.)

OPEN SPACE

35.21'

27.84'

27.84'

27.84'

27.84'

27.84'

27.84'

27.84'

27.84'

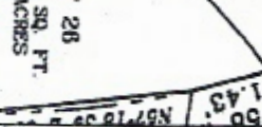
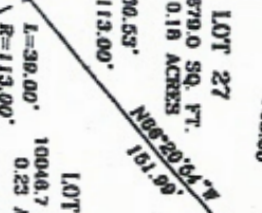
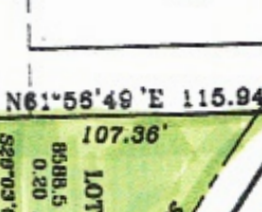
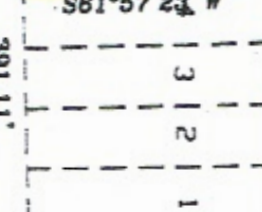
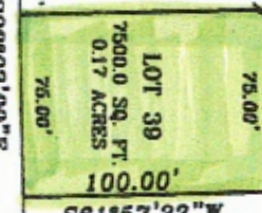
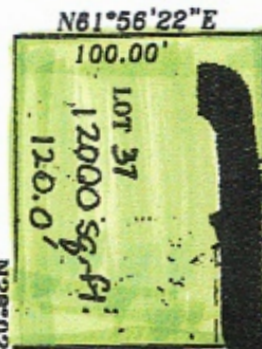
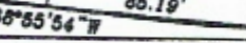
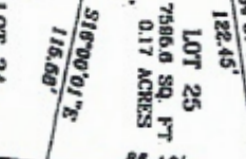
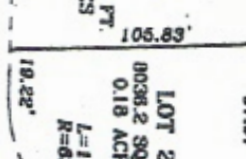
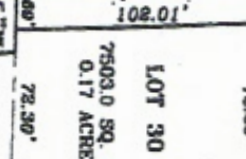
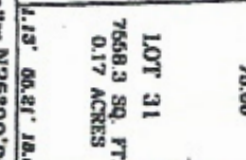
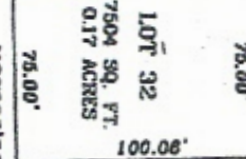
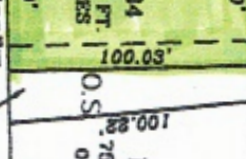
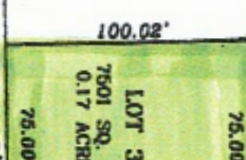
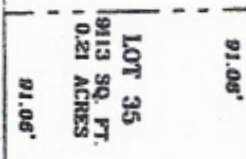
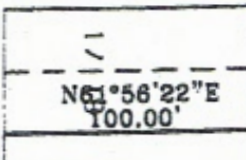
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