



**0.575 Acres**

**\$1,500**

**Otero County, New Mexico**

[www.landresellers.com/properties/3b7cfd9c99d](http://www.landresellers.com/properties/3b7cfd9c99d)



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** New Mexico  
**County:** Otero County  
**City:** Timberon  
**Price:** \$1,500  
**Total Acreage:** 0.575  
**Property ID:** timb 17-185-7 (oopp)  
**Property Address:** Shay Street, Timberon, NM  
**APN:** R047306  
**GPS:** 32.647, -105.6722  
**Subdivision:** Timberon

**Unit:** 17  
**Block:** 185  
**Lot:** 7  
**CCRs:** some  
**Association Fees:** 30  
**Roads:** unimproved dirt  
**Power:** no  
**Water:** call to verify (575) 987-2250,  
**Taxes:** \$20  
**Seller Fees:** 115

Timberon is surrounded by Lincoln National Forest

Dry Creek on back of property

- SIZE: .575+/- ac 1
- APN#: R047306
- LEGAL DESCRIPTION: Timberon Unit 17 ; Block 185, Lot 7
- STATE: New Mexico
- COUNTY: Otero
- GENERAL LOCATION: on Shay street About 35 miles South of Cloudcroft
- GPS(approx.): 32.6470 , -105.6722
- GENERAL ELEVATION: approx. 6900 ft.

### GENERAL INFORMATION: **TIMBERON**

Subdivision is surrounded by the Lincoln National Forest. Timberon is located about 35 miles South of Cloudcroft in Otero County.

Elevation range 6800-7150 ft.

**MANDATORY TIMBERON ROAD AND ASSOCIATION AMMENITY FEES \$30 A YEAR PER LOT for info on what benefits you get please contact :**

**Timberon Development Council, Inc. Phone: (575) 987-2464 ; Timberon SID (575) 987-2250,**

**TIMBERON MAP LINK in pdf \* TIMBERON INFORMATION** outside link

### **TIMBERON COVENANTS**

- TYPE OF TERRAIN: sloping
- ZONING: residential
- POWER: no
- PHONE: unknown

- WATER: Standby Water \$61 a year per lot if available . call to verify (575) 987-2250,
- SEWER: No. Only needed when/if you build.
- ROADS: dirt
- PROPERTY TAX: approx. \$20 a year per lot
- CLOSING/DOC. FEES: \$115.
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: POA fees \$30 a year per lot
- PLAT MAP: PLAT MAP
- TITLE INFORMATION: Free and clear
- AREA INFO: Timberon Info
- Owner financing available

## **FINANCING INFO and PURCHASE INFO**

**Go to [1881.com](http://1881.com) Timberon land page**

## Seller Information



1881.com Investments  
www.1881.com  
Austin, TX 78727

5124789999  
land@1881.com

1881.com Investments is a land company that specializes in Selling and Buying Real Estate. Types of property we specialize in is vacant land, mountain land, mining claims, and patented mining claims. We offer various land for sale in both large acreage and smaller parcels and lots.