



**20 Acres**

**\$45,000**

**Torrance County, New Mexico**

[www.landresellers.com/properties/741aeddffab0](http://www.landresellers.com/properties/741aeddffab0)



## Property Details

**Property Types:** Land, Residential

**State:** New Mexico

**County:** Torrance County

**City:** Mountainair

**Price:** \$45,000

**Total Acreage:** 20

**Property ID:** Deer Canyon 152

**Property Address:** Inca Trail and Kachina Trail, Mountainair, NM

**APN:** UPC:1035013400454000000

**GPS:** 34.444870482919, -106.28011114609

**Subdivision:** Deer Canyon Preserve

**Unit:** II

**Lot:** 152

**CCRs:** yes

**Association Fees:** 235

**Roads:** graded POA maintained

**Power:** underground

**Water:** shared well

**Taxes:** \$131

**Seller Fees:** 115

Exclusive Deer Canyon Preserve

On a small hill

- **SIZE:** 20.0+/- acres
- **APN#:** UPC:1035013400454000000
- **LEGAL DESCRIPTION:** Deer Canyon II, Deer Canyon II Lot 152
- **STATE:** New Mexico
- **CITY:** Mountainair
- **COUNTY:** Torrance
- **GENERAL LOCATION:** Deer Canyon Preserve is about 5.5 miles SW of Mountainair
- **DRIVING DIRECTIONS:** Take Hwy 55 South from Mountainair to County Road B016 to the entrance gate. On Inca & Kachina Trail.
- **GPS (approx. ): 34.4449 , -106.2801**
- **GENERAL ELEVATION:** 6600 ft.
- **GENERAL INFORMATION:** Huge Views. Borders Ranch to the South (Indian lands). This is a conservation oriented community in Central New Mexico. with restrictive covenants. Magnificent views of the Manzano Mountains. Approximately one half of the 18,000 acre community is protected and set aside with conservation easements. Deer Canyon abounds in wildlife and has miles of hiking and riding trails. Expansive mountain views in a private, gated subdivision. Mobile Homes and Modular housing are NOT allowed. Camping and RVing are allowed.
- **TYPE OF TERRAIN:** Rolling
- **ZONING:** Residential
- **POWER:** yes, underground
- **PHONE:** at road
- **WATER:** yes. shared wells
- **SEWER:** No. Only needed when/if you build.
- **ROADS:** graded improved dirt
- **PROPERTY TAX:** \$131 a year
- **CLOSING/DOC. FEES:** \$115
- **TIME LIMIT TO BUILD:** none
- **ASSOCIATION DUES:** Yes HOA and Water Fees
- **TITLE INFORMATION:** Free and clear
- **Outside Info Links:** DEER CANYON PRESERVE Info and HOA LINK

This is a fantastic opportunity to own 20+ beautiful acres of buildable land in Mountainair, Torrance County, New Mexico. This property comes with gorgeous, expansive mountain views in a private, gated subdivision, developed

with luxurious homes in mind.

This property offers everything you will want in a reasonably priced package, with underground electricity and shared well access, located in a secluded area approximately 60 minutes from Albuquerque and 90 minutes from Santa Fe. Deer Canyon Preserve has 11,500 acres of open space for trail riding, wildlife and bird watching nestled in among views of the Mesas and magnificent sunrises and sunsets!! If you're looking for a beautiful, buildable lot situated in the path of growth, look no further!

- Owner financing available.
- No Qualifying. No Credit Checks.
- Gps/lats/longs coordinates are provided as a tool to assist the Buyer.
- Use the maps to confirm.
- BUYER TO VERIFY GPS coordinates

Go to [1881.com](http://1881.com) area land page for more Deer Canyon Preserve parcels

## Seller Information



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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.