



19.51 Acres

\$59,900

Torrance County, New Mexico

www.landresellers.com/properties/94854f54c7c



Property Details

Property Types: Land, Residential

State: New Mexico

County: Torrance County

City: Mountaineer

Price: \$59,900

Total Acreage: 19.51

Property ID: Deer Canyon 91

Property Address: Deer Canyon Trail, Mountaineer, NM

APN: 0041250

GPS: 34.455040986625, -106.26513658665

Subdivision: Deer Canyon Preserve

Unit: II

Lot: 91

CCRs: Yes

Association Fees: 750

Roads: graded / gravelled

Power: at road

Water: community shared well

Sewer: no

Taxes: \$235

Seller Fees: 115

Deer Canyon

Land * Real Estate

Deer Canyon Preserve Lot 91

- **SIZE:** 19.51+/- acres
- **APN#:** 0041250
- **LEGAL DESCRIPTION:** Deer Canyon II , Deer Canyon II , Lot 91
- **STATE:** New Mexico
- **COUNTY:** Torrance
- **GENERAL LOCATION:** Deer Canyon Preserve is about 5.5 miles SW of Mountainair. 1335 Deer Canyon Trail
- **DRIVING DIRECTIONS:** take Hiway 55 south from Mountainair to County Road B016 to the entrance gate
- **GPS (approx.):** 34.455271 , -106.264230
- **GENERAL ELEVATION:** 6650-6690 ft.
- **GENERAL INFORMATION:** Unique Property surrounded by mini canyons on private hill. Huge Views. building area semi-cleared. 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:** sloping, level building area, rolling, rugged
- **ZONING:** Residentail
- **POWER:** yes, underground
- **PHONE:** at road
- **WATER:** yes. shared wells
- **SEWER:** No. Only needed when/if you build.
- **ROADS:** graded improved dirt
- **PROPERTY TAX:** \$235 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
- **AREA INFO:** 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'll 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

Seller Information



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