



20 Acres

\$52,500

Torrance County, New Mexico

www.landresellers.com/properties/7ad63f0a848



Property Details

Property Types: Land, Recreational
State: New Mexico
County: Torrance County
City: Mountainaire
Price: \$52,500
Total Acreage: 20
Property ID: Deer Canyon 61
Property Address: Deer Canyon Trail, Mountainaire, NM
APN: 0041210
GPS: 34.4515, -106.2688
Subdivision: Deer Canyon Preserve

Unit: II
Lot: 61
CCRs: Yes
Association Fees: 750
Roads: graded / gravelled
Power: at road
Water: community well
Taxes: \$235
RV Policies: temp. usage
Seller Fees: 115

Deer Canyon Preserve

Gated community with covenants

Huge Views

Deer Canyon Preserve Lot 61

- SIZE: 20.00+/- acres
- APN#: 0041210
- LEGAL DESCRIPTION: Deer Canyon Preserve Phase II , Lot 61
- STATE: New Mexico
- COUNTY: Torrance
- GENERAL LOCATION: Deer Canyon Preserve is about 5.5 miles SW of Mountainair. 1384 Deer Canyon Trail
- DRIVING DIRECTIONS: take Hiway 55 south from Mountainair to County Road B016 to the entrance gate
- GPS (approx.): 34.4515 , -106.2688
- GENERAL ELEVATION: 6710-6750 ft.
- GENERAL INFORMATION: Elevated on hill with Huge Views. on private hill. 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,
- 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



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

5124789999
land@1881.com

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