



## 1 Acres

### \$3,995

**Socorro County, New Mexico**

[www.landresellers.com/properties/b1b229c732b](http://www.landresellers.com/properties/b1b229c732b)



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** New Mexico  
**County:** Socorro County  
**City:** Veguita  
**Zip:** 87062  
**Price:** \$3,995  
**Total Acreage:** 1  
**Property ID:** C-2022079  
**Property Address:** Holguin Ave, Veguita, NM, 87062  
**APN:** R026126  
**Dimensions:** 180' X 242'

**GPS:** 34.435013, -106.709099  
**Subdivision:** Rio Grande Estates  
**Unit:** 1  
**Block:** 73  
**Lot:** 28  
**CCRs:** None  
**Association Fees:** None  
**Roads:** Good gravel and dirt  
**Time Limit to Build:** None  
**Taxes:** \$18  
**RV Policies:** Allowed

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This one acre lot is located in the southern area of the Rio Grande Estates Subdivision near HWY 60. The lot is surveyed on the east side with pins on the NE and SE corners. Being in Socorro County there are no restrictions.

### Rio Grande Estates Community (Socorro County)

Located just about half way between Belen and the town of Socorro off of I-25 lies Rio Grande Estates, a master-planned subdivision. The area was platted back in the 1960's. Sitting southeast of Belen and only about a 40-minute drive to Albuquerque, this land is perfect for anyone looking to live an "off grid" lifestyle.

Socorro County has no formal zoning ordinance and does not restrict the use of the property within its county. This makes the area ideal for anyone with an RV who's looking for land they can vacation to, camp on, or park and live on for lengthy periods of time without being hassled by local officials. This also makes the area fitting for other types of "unconventional" dwellings such as earth ship homes, tiny homes and shipping container homes. Best of all is that because this entire subdivision was platted into one acre lots, this means the minimum "3/4 of an acre building threshold" will be met by all of the individual lots within this region, allowing owners to both install a well and a conventional septic system on each parcel. This will make the cost of building and living in this region far more affordable than what you'd encounter in other subdivisions whose land does not conform to that standard.

### Belen

With nearly two dozen restaurants, several hotels, a Wal-Mart and many local shops and services, you can find anything you need right in the town of Belen. Located just 30 minutes south of Albuquerque, Belen is the second largest city in Valencia County. Known as the "Hub City" for the railway cutoff of multiple rail lines, Belen is home to nearly 7500 residents.

### Land Information:

Legal: Rio Grande Estates Unit 1 Block 73 Lot 28

UPC#: Z397101645

APN: R026126

Address: Holguin Ave, Veguita NM 87062

Dimensions: 180' X 242'

Size: 1.0 Acres

GPS: Approximate GPS Coordinates

34.4353, -106.7094 (NW Corner)

34.4353, -106.7088 (NE Corner)

34.4347, -106.7088 (SE Corner)

34.4347, -106.7094 (SW Corner)

34.435013, -106.709099 (Center)

**Owner financing available, please inquire. No credit checks, everyone qualifies. We accept all major credit cards. All cash offers are considered.**

Document preparation fee: \$299

C-2022079 RTT

## Seller Information



Government Land  
Sales  
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Purchasing land is an investment and we are here to help you through that process. Government Land Sales, Inc. was started as an alternative investment tool to the traditional stock market, CD's, bonds, etc. Raw land is less susceptible to the ups and downs of the other investment markets. We believ...