



**1.06 Acres**

**\$15,000**

**Otero County, New Mexico**

[www.landresellers.com/properties/dcc687c07b4](http://www.landresellers.com/properties/dcc687c07b4)



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** New Mexico  
**County:** Otero County  
**City:** Timberon  
**Price:** \$15,000  
**Total Acreage:** 1.06  
**Property ID:** timb 3-51-1  
**Property Address:** Bermuda & Sacramento, Timberon, NM  
**APN:** R045226  
**GPS:** 32.629067840166, -105.6871213461  
**Subdivision:** Timberon

**Unit:** 3  
**Block:** 51  
**Lot:** 1  
**CCRs:** some (see link in description)  
**Association Fees:** 30  
**Roads:** graded-dirt POA maintained  
**Power:** at road  
**Water:** \$61 a year standby water at road  
**Taxes:** \$30  
**Seller Fees:** 115

### Timberon is bordered by Lincoln National Forest

Large Heavily Treed Corner Lot

Main road (Sacramento Road) access

- SIZE: 1.06+/- ac.
- APN#: R045226
- LEGAL DESCRIPTION: Timberon Unit 3, Block 51, Lot 1
- STATE: New Mexico
- COUNTY: Otero
- GENERAL LOCATION: On Corner of Bermuda and Sacramento. About 35 miles South of Cloudcroft.
- GPS(approx.): 32.6290 , -105.6871
- GENERAL ELEVATION: approx. 6960'-6980'
- GENERAL INFORMATION: Timberon is located in a forested valley, known as Sacramento Canyon, on the southern slopes of the Sacramento Mountains. Sacramento Creek is an intermittent creek, flows southeast through the valley. The community extends up several crosscutting canyons including Arkansas Canyon, Graveyard Canyon and Carrisa Canyon. The elevation in Timberon varies from 6,900 to 7,200 feet. Jefferies Peak at 8,501 feet is located directly to the East of the valley, and Culp Peak at 7,280 feet lies to the West.

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

- TYPE OF TERRAIN: slightly sloping up from road
- ZONING: residential
- POWER: at road
- PHONE: unknown
- WATER: Standby Water \$61 a year available . call to verify Timberon SID (575) 987-2250,
- SEWER: No. Only needed when/if you build.
- ROADS: graded
- PROPERTY TAX: approx. \$30 a year
- CLOSING/DOC. FEES: \$115.
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: MANDATORY TIMBERON ROAD AND ASSOCIATION AMMENITY FEES \$30 A YEAR PER LOT please contact : Timberon Development Council, Inc. Phone: (575) 987-2464 ;
- TITLE INFORMATION: Free and clear

- AREA INFO: Timberon Info

**FINANCING INFO** and **PURCHASE INFO**

**Go to [1881.com Timberon land page](#)**

## 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.