



OLD WESTLAND REALTY

Office: 575-854-2240 Fax: 575-854-2140

Email: info@oldwestland.com

ML-40AcHwy107

Beverley Gallaher, Listing Broker. 575-854-2240 email: bev@oldwestland.com



Location: 3.8 miles south of Magdalena, NM, 1/4 mile west of NM State Road 107.

Access: Private entrance and access easement off NM 107 through adjoining private property. Hwy 107 in process of being chip-sealed by the state Hwy Dept. Existing access easement road was built to county specifications.

Deed Restrictions: There are a limited number of deed restrictions on this property.

- NO Single Wides. All M/H's must be placed on a permanent foundation.
- The land may be subdivided one time only, (subject to County restrictions being adhered to), with the smallest lot being no less than 17.0 acres
- There shall be no unlicensed vehicle parked for 30 or more days, that can be seen from the adjoining property lines.
- All parcels splits will carry the same deed restrictions.
- Owner will consider carrying a note to Qualified Buyers

Water: It is acknowledged that water availability is tenuous in this area, and that the Seller is making available the option of metered water to the property line, and will supply water at the same price (currently \$7 per 1,000 gallons) as the Village of Magdalena hydrant price. Seller is retaining the right of ingress and egress utilizing the existing road to service the water system and ranch.

UTILITY & TAX INFORMATION (+/-Average)

Electric & Telephone	Along Hwy 107
Well	None at this Time
Septic	None at this Time
Association/Other Fees	No Association or Association Fee
Property Taxes	Subject to re-assessment upon sale

PRICE: \$132,000.00 (Approx. 3,300.00/acre)

All measurements are approximate. Information is subject to change & should be verified by Buyer.

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