

# SHOWING HANDOUT



**MLS #** 27029  
**Class** LOTS/LAND  
**Type** Restricted Rural  
**Asking Price** \$344,000  
**Address** XX Club Ranch Road  
**City** Silver City  
**Area** Silver City Out/Limits  
**Status** Active  
**Approx. Lot Size Range** 40 and Above  
**Usage** Site Built Only  
**Water** Need Well  
**Virtual Tour**



**Prepared Courtesy of:**  
 Tim Donovan  
 Cell: (575) 534-7955  
 tim@lapalomare.com  
 La Paloma Real Estate  
 Main: (575) 536-3865



## GENERAL INFORMATION

**Secondary Area** Silver City Out/Limits  
**Listing Date** 10/5/2010  
**Legal** 43.000 ac SE/14SW1/4 & SWL/4SE1/4 SEC 9 T17S, R13W  
  
**Number of Acres**  
**Price Per Acre** 9000.00  
**Approx. Lot Dimensions** ASSOCIATED DOCS  
**Approx. # of Acres** 43.00  
**Lot Size/Acreage Src.** Survey

**Subdivision** Not Subdivided  
**Subd. Meets Req**  
**Frontage**  
**Lot Faces**  
**Grazing Rights**  
**Grazing Acres**  
**Capacity** NONE  
**Improvements**

**Qualify Required** No  
**Taxes** 338.80  
**Tax Year** 2009  
**Tax Owner #**  
**Possession** Closing  
**Title Co. Slr Prefers** Western New Mexico Title

## FEATURES

**ZONING** Rural  
**RESTRICT/EASEM.** Covenants  
**OTHER RESTRICT.**  
**DISCLOSURE**  
**DOCS ON FILE** Seller Disclosure, Legal Description, Survey,  
**TERMS OFFERED** Conventional, Cash  
**TYPE OF LAND** Residential  
**LOT LOCATION** Interior  
**TOPOGRAPHY** Rolling, Sloping  
**LAND DIVISION** Will Not Divide  
**LOT IMPROVMNTS** None  
**TYPE OF SOIL** Rocky, Sandy

**SPECIAL FEATURES** View Mountains, View Valley, Spectacular View, Large Trees,  
**ROAD** Gravel, Cmr  
**PERIMETER FENCING** None  
**CROPS**  
**WATER RGTS INCLUDED** None  
**OUTBUILDINGS** None  
**OTHER UTILITIES** Telephone-Available, Electric-Available, Propane-Available  
**SEWER** Septic-Needed  
**EXCLUSIONS** None  
**POSSESSION** At Closing  
**ANIMALS ALLOWED** Domestic, Horses, Farm-Cows, Chickens, etc., Pigs

## REMARKS

BEAUTIFUL PIECE OF COUNTRY LOCATED IN ARENAS VALLEY. ONLY MINUTES FROM DOWNTOWN SILVER CITY. MULTIPLE HOME SITES, TREES, BEAUTIFUL VIEWS AND SECLUDED.

### Showing Instructions:

ASSOCIATED DOCS

### Directions:

CLUB RANCH ROAD OFF HWY 180

