

# SHOWING HANDOUT



**MLS #** 27067  
**Class** LOTS/LAND  
**Type** Single Family Lot  
**Asking Price** \$34,500  
**Address** 41 Mulberry  
**City** Lake Roberts  
**Area** US Forest (in or near)  
**Status** Active  
**Approx. Lot Size Range** 0 to .5  
**Usage** Site Built Only  
**Water** City/Community  
**Virtual Tour**



**Prepared Courtesy of:**  
 Tim Donovan  
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## GENERAL INFORMATION

**Secondary Area** Mimbres Valley

**Listing Date** 5/1/2010

**Legal** LOT 18, BLOCK 6, LAKE ROBERTS SUBDIVISION, 0.42 ACRES

**Number of Acres**

**Price Per Acre**

**Apprx. Lot Dimensions** ASSOC DOCS

**Apprx. # of Acres** 0.42

**Lot Size/Acreage Src.** Survey

**Subdivision** Lake Roberts

**Subd. Meets Req**

**Frontage**

**Lot Faces**

**Grazing Rights**

**Grazing Acres**

**Capacity** NONE

**Improvements**

**Qualify Required**

**Taxes** 339.79

**Tax Year** 2010

**Tax Owner #**

**Possession** Closing

**Title Co. Slr Prefers** Western New Mexico Title

## FEATURES

**ZONING** Res A

**RESTRICT/EASEM.** Recorded Subd.

**OTHER RESTRICT.** Covenants, Homeowners Association

**DISCLOSURE**

**DOCS ON FILE** Seller Disclosure, Legal Description, Survey, Home Owner

**TERMS OFFERED** Conventional, Cash

**TYPE OF LAND** Residential

**LOT LOCATION** Cul-De-Sac

**TOPOGRAPHY** Sloping

**LAND DIVISION** Will Not Divide

**LOT IMPROVMNTS** None

**TYPE OF SOIL** Rocky

**SPECIAL FEATURES** View Mountains, Spectacular View, Large Trees, Wooded,

**ROAD** Gravel

**PERIMETER FENCING** Partial

**CROPS** None

**WATER RGTS INCLUDED** Metered

**OUTBUILDINGS** None

**OTHER UTILITIES** Telephone-Available, Electric-Available, Propane-Available

**SEWER** Septic-Needed

**EXCLUSIONS** None

**POSSESSION** At Closing

**ANIMALS ALLOWED** Domestic

## REMARKS

BUILD YOUR RETREAT near Lake Roberts on a lot with the best view around. Established, secure area surrounded by U.S. Forest. Hiking, fishing and outdoor fun.

## Showing Instructions:

### Directions:

HWY 35 TO LAKE ROBERTS. TURN ON WALNUT STR. RT TO COTTONWOOD. LEFT ON JUNIPER TURNS INTO MULBERRY. ONE EAST (LEFT) SIDE OF ROAD.

