

# SHOWING HANDOUT

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**MLS #** 27194  
**Class** LOTS/LAND  
**Type** Restricted Rural  
**Asking Price** \$539,000  
**Address** xx Sanctuary Road  
**City** Silver City  
**Area** Silver City Out/Limits  
**Status** Active  
**Approx. Lot Size Range** 25.1 - 40  
**Usage** Site Built Only  
**Water** Need Well  
**Virtual Tour**



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

**Secondary Area** Silver City Out/Limits  
**Listing Date** 6/15/2010  
**Legal** 36 ACRES NE 1/4 OF SECTION 8 T17S R13W TO BE DETERMINED BY SURVEY  
**Number of Acres**  
**Price Per Acre** 14972.22  
**Approx. Lot Dimensions** ASSOC DOCS=TOPO, PLAT  
**Approx. # of Acres** 36.00  
**Lot Size/Acreage Src.** Seller

**Subdivision** Unsub Silver Ct  
**Subd. Meets Req**  
**Frontage**  
**Lot Faces**  
**Grazing Rights**  
**Grazing Acres**  
**Capacity**  
**Improvements**

**Qualify Required**  
**Taxes** 1702.00  
**Tax Year** 2007  
**Tax Owner #**  
**Possession** Closing  
**Title Co. Slr Prefers** Western New Mexico Title

## FEATURES

**ZONING** Rural  
**RESTRICT/EASEM.** Unknown  
**OTHER RESTRICT.**  
**DISCLOSURE**  
**DOCS ON FILE** Seller Disclosure, Legal Description, Topography Map  
**TERMS OFFERED** Conventional  
**TYPE OF LAND** Residential  
**LOT LOCATION** Interior  
**TOPOGRAPHY** Level, Rolling  
**LAND DIVISION** Will Divide  
**LOT IMPROVMNTS** None  
**TYPE OF SOIL** Rocky

**SPECIAL FEATURES** Pinon/Juniper, Rural  
**ROAD** Dirt/Clay, Not Maintained  
**PERIMETER FENCING** None  
**CROPS** None  
**WATER RGTS INCLUDED** Domestic  
**OUTBUILDINGS** None  
**OTHER UTILITIES** Telephone-Available, Electric-Available, Propane-Available  
**SEWER** Septic-Needed  
**EXCLUSIONS** None  
**POSSESSION** At Closing  
**ANIMALS ALLOWED** Domestic, Horses

## REMARKS

LAST LARGE TRACT ON THE OLD XYX, SECLUDED, WELL TREED AND LONG VIEWS. MORE ACREAGE AVAILABLE



### Showing Instructions:

ASSOC DOCS: MAP OR CALL AGENT

### Directions:

HWY 15 RIGHT ON SANCTUARY ROAD MILE AND A HALF LOOK FOR SIGNS ON LEFT: ASSOC DOCS: MAP