

The buyer is responsible for verifying the provided information's accuracy. The seller disclaims all liability for any inaccuracies, errors, or omissions.



## Info Sheet

### PROPERTY SUMMARY

This is a 29.56-acre lot with access through Owens RD and Canary LN, both of which are gravel roads in fair conditions. There are no zoning restrictions. Power & fiber optic internet is available.

### PROPERTY DETAILS

**Acreege**  
29.56 Acres

**APN**  
R027722

**Legal Description**  
S: 29 T: 15 R: 10 Nw1/4Sw1/4

**County**  
Otero

**Annual Taxes**  
\$313.2

**HOA**  
No

**HOA Dues**  
None

**Covenants**  
No

**Utilities**  
Power, Fiber Internet

### ACCESS & MAPS

<b>Road</b>	Owens RD and Canary Ln
<b>Note</b>	Seller is in progress of obtaining an easement giving legal access to Canary Ln. Owens Rd is a county maintained Rd up to the SW corner.
<b>Type</b>	Gravel
<b>Condition</b>	Fair
<b>Directions</b>	<a href="https://goo.gl/maps/Jm3jo82qA8JeFJYs9">https://goo.gl/maps/Jm3jo82qA8JeFJYs9</a>
<b>GPS Coordinates</b>	32.979917, -106.007278
<b>Land ID Link</b>	<a href="https://id.land/ranching/maps/26fc20694f45d4cb196f677991e9a87c/share">https://id.land/ranching/maps/26fc20694f45d4cb196f677991e9a87c/share</a>
<b>Google MyMap W/ Corner Boundaries</b>	<a href="https://www.google.com/maps/d/u/1/edit?mid=1HRA64IbjkwdULo09mK12EmIBpAJpA&amp;usp=sharing">https://www.google.com/maps/d/u/1/edit?mid=1HRA64IbjkwdULo09mK12EmIBpAJpA&amp;usp=sharing</a>

### ZONING

<b>Designation</b>	Otero County does not have any zoning or permitting in the unincorporated areas of the county, residential and commercial allowed.
<b>Uses By Right</b>	There not building or zoning restrictions as the property is considered to be outside of city limits.

## POWER

<b>Provider</b>	Otero Electric Coop
<b>Website</b>	<a href="https://www.ocec-inc.com/">https://www.ocec-inc.com/</a>
<b>Est. Cost to Connect</b>	Quote Needed. \$50 fee to get engineers on site for assessment. There is a line running along Canary Ln.
<b>Natural Gas Delivery</b>	MPC Propane from \$1200 to \$4500- <a href="http://www.mpcpropane.com/services.html">http://www.mpcpropane.com/services.html</a>

## WATER

<b>Provider</b>	None - Well needed
<b>Well Process</b>	For drilling a well in Las Cruces Critical Management Area, a permit is needed. Domestic wells are allowed for household use, and written authorization is required for drilling on other lands. Only licensed well drillers can install equipment, and contracts should specify details and warranties. Consider well location, setbacks, and potential cost increases. Well drillers must file a complete Well Record within 30 days of drilling completion to avoid additional permits and fees.
<b>Resources</b>	<a href="https://www.ose.state.nm.us/WR/forms.php">https://www.ose.state.nm.us/WR/forms.php</a>
<b>Bulk Water Delivery</b>	Active Water Haulers in the area- <a href="https://www.emnrd.nm.gov/wp-content/uploads/August-2021-C-133-Active-Water-Haulers.pdf">https://www.emnrd.nm.gov/wp-content/uploads/August-2021-C-133-Active-Water-Haulers.pdf</a>

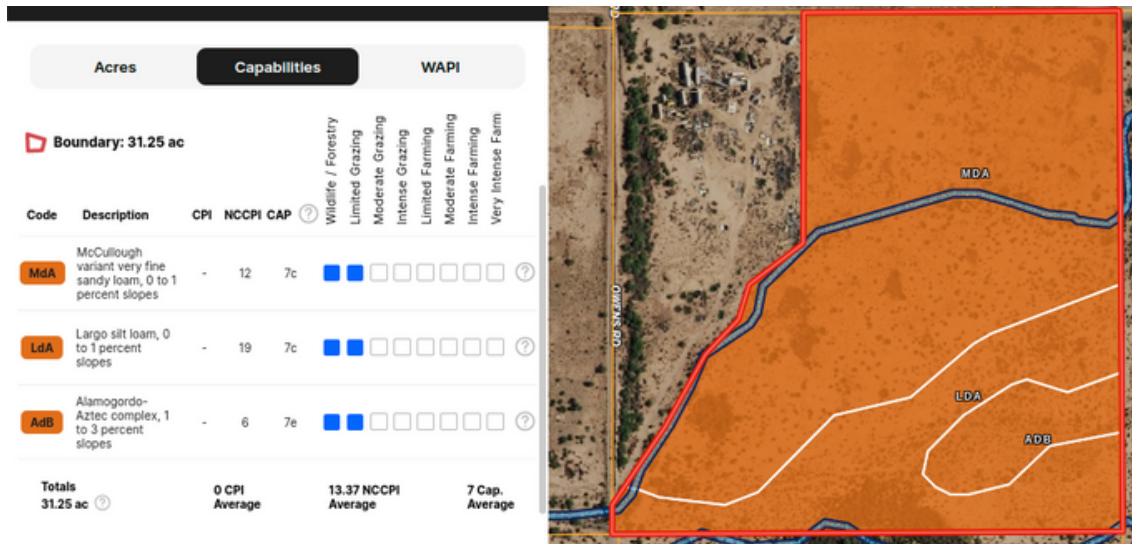
## SEPTIC/SEWER

<b>Provider</b>	None - Septic System Needed
<b>Application Process</b>	Permit fees range from \$250 to \$750 based on flow for residential locations. Owners or licensed contractors can install septic systems. Homeowners need to pass a test for conventional systems. Submit a complete application package for review. NMED grants, denies, or sets conditions for permits. Processing time varies for conventional and advanced treatment systems. Pay after approval. PtC issued for one year. Request inspections 48 hours in advance. PtO provided after final approval. Incomplete applications cause delays. More info may be required. ATS may need additional documentation. Appeal process available within 15 working days.
<b>Resource</b>	<a href="https://www.env.nm.gov/wp-content/uploads/sites/14/2017/08/20.7.11-NMAC-Liquid-Waste-Treatment-and-Disposal-Fees-200701.pdf">https://www.env.nm.gov/wp-content/uploads/sites/14/2017/08/20.7.11-NMAC-Liquid-Waste-Treatment-and-Disposal-Fees-200701.pdf</a>

## BUILDING & USE RESTRICTIONS

<b>Subdivision Rules</b>	Minimum lot acreage must be 2 acres
<b>County Rules</b>	<a href="https://co.otero.nm.us/DocumentCenter/View/708/Subdivision-Regulations-Ordinance-13-01-PDF?bidId=">https://co.otero.nm.us/DocumentCenter/View/708/Subdivision-Regulations-Ordinance-13-01-PDF?bidId=</a>
<b>Min Building Size</b>	None except following IRC standards
<b>Max Building Size</b>	No more than 3 stories
<b># of Buildings</b>	No specific restriction (Refer to County Guidelines)
<b>Building Types</b>	Modular, Prefab: Allowed, Mobile
<b>Outbuildings</b>	No specific restriction (Refer to County Guidelines)
<b>Animals</b>	No more than 5 dogs or cats combined. It is unlawful to keep any livestock, poultry, exotic, or wild animals in the city.
<b>Mobile Homes</b>	No restrictions that we are aware of
<b>RV Rules</b>	No restrictions that we are aware of
<b>Camping Rules</b>	No specific rules for tent camping on private property

## TERRAIN/SOIL/CLIMATE



<b>Soil</b>	Over 67% of the soil is McCullough variant very fine sandy loam.	<b>Climate Annually</b>	
<b>Capabilities</b>	With proper irrigation can be used for limited farming	High	75°F
<b>Terrain</b>	The entire property seems to be a flat terrain.	Low	47°F
<b>Water Features</b>	There is a seasonal riverine that runs through the middle of the property	Avg Precipitation	13.22 IN
<b>Floodplain</b>	No	Avg Snowfall	2 IN

## HOA/POA

**HOA**

None

## CONNECTIVITY

### Cell Service

Verizon

Yes- 4G LTE

AT&T

Yes- 5G 4G LTE

T-Mobile

Yes- 5G

### Fiber Internet

Yes - Tularosa Communications

### Starlink Available

Yes

## NEARBY PLACES OF INTEREST

	Name	Distance
<b>Cities</b>	Alamogordo	12 min
	Cloudcroft	29 min
	Timberon	1 hr
<b>Airport</b>	El Paso international Airport, Alamogordo Regional Airport	1.5 hrs
<b>Hospital</b>	Gerald Champion Regional Medical Center	13 min
<b>Grocery Store</b>	La Luz Market	7 min
	Walmart	15 min
	Alamogordo discount groceries	13 min
<b>Activities</b>	Lincoln National Forest	15 min
	White Sands National Park	28 min