



**0.5 Acres**

**\$3,500**

**Taos County, New Mexico**

landresellers.com/properties/680bd843816



## Property Details

**Property Types:** Land, Residential, Recreational

**State:** New Mexico

**County:** Taos County

**City:** Taos

**Price:** \$3,500

**Total Acreage:** 0.5

**Property ID:** TP 8-38-A,J

**Property Address:** Taos, NM

**APN:** 66442, 66448

**GPS:** 36.65146, -105.941914

**Subdivision:** Tres Piedras Estates

**Unit:** 8

**Block:** 38

**Lot:** A, J

**Association Fees:** none

**Roads:** Dirt-unimproved dirt

**Power:** No

**Taxes:** \$22

**Seller Fees:** 115

TAOS NM Land for Sale

2 adjoining lots near the small community of Tres Piedras

**ELEVATION:** approx. 7700

**TYPE OF TERRAIN:** level - rolling

**ZONING:** residential

**WATER:** no. must install if you build

**SEWER:** no. must install if you build

**ROADS:** yes. dirt. and road easements

**CLOSING/DOC. FEES:** \$115 includes filing fees

**TIME LIMIT TO BUILD:** none

**ASSOCIATION DUES:** none

**GENERAL INFORMATION:** Wide Open New Mexico Land. RVs, Mobile Homes, and Modulares are allowed. The climate around Tres Piedras is a very pleasurable one. The most notable item is approximately 300+ days of sunshine and clear blue skies. The town of Tres Piedras is located in the foothills of the Sangre de Cristo mountains, where the open sagebrush and pinyon-juniper country meets ponderosa pine foothills. The elevation of the Tres Piedras Ranger District ranges from 7,000 feet to 11,000 feet, and the vegetation communities change with the changes in elevation. Open sagebrush and pinyon / juniper dominates in the lower elevations from 7000-8000 feet, at which point ponderosa pine ranges from 8000 to 9000 feet. Above 9000 feet, fir and spruce communities dominate the landscape. Aspen is fairly common at all elevations above 8000 feet.

Given the elevation of Tres Piedras (8200 feet) the four seasons are distinct, yet the climate in the local area is fairly mild without extreme temperatures in either summer or winter. Summers are fairly mild, with average daytime temperatures in the 70's and 80's, and nighttime lows in the 40's and 50's. Winter temperatures during the daytime can reach as high as 50 and 60 degrees with sunshine, though nighttime lows can be in the single digits. Spring and Fall is very pleasant, with cool nighttime temperatures, and daytime temperatures ranging from 50 to 70 degrees. Annual precipitation is approximately 14".

Northern New Mexico typically has a summer monsoon season lasting from mid-July to mid-August. Annual fluctuations in weather patterns aside, summer rains are usually afternoon thunderstorm that are shortlived. Winter snow storms can bring several inches at one time, with occasional snowfall exceeding several feet in higher elevations.

**Apn#:** 66442, 66448

**Legal Description:** Tres Piedras Unit 8, Block 38, Lot a, J

**size:** 3/4 +/- acre

**GPS (approx.):A: 36.65146 , -105.941149 ; J: 36.651467 , -105.941914**

**Notes:** Mobiles and Modulares allowed.

Go to [1881.com](http://1881.com) Taos-Tres Piedras land page

## Seller Information



1881.com Investments  
[www.1881.com](http://www.1881.com)  
Austin, TX 78727

5124789999  
[land@1881.com](mailto:land@1881.com)

1881.com Investments is a land company that specializes in Selling and Buying Real Estate. Types of property we specialize in is vacant land, mountain land, mining claims, and patented mining claims. We offer various land for sale in both large acreage and smaller parcels and lots.