



**1.8 Acres**

**\$9,900**

**Otero County, New Mexico**

landresellers.com/properties/f07106c5ce2



## Property Details

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

**State:** New Mexico

**County:** Otero County

**City:** Timberon

**Price:** \$9,900

**Total Acreage:** 1.8

**Property ID:** timb 3-54-12 birdman

**Property Address:** Birdman, Timberon, NM

**APN:** 45260

**GPS:** 32.626046, -105.690449

**Subdivision:** Timberon

**Unit:** 3

**Block:** 54

**Lot:** 12

**Association Fees:** 30

**Roads:** graded

**Power:** at road

**Water:** standby at road \$61 a year

**Taxes:** \$55

**Seller Fees:** 116

Trees \* Power \* standby by Water

- SIZE: 1.80 +/- acres
- APN#: R045260
- LEGAL DESCRIPTION: Timberon 3 ; Block 54, Lot 12
- STATE: New Mexico
- COUNTY: Otero
- GENERAL LOCATION: Birdman
- GPS coordinates: 32.626046 , -105.690449
- GENERAL ELEVATION: approx. 6900 ft.
- GENERAL INFORMATION:
- TYPE OF TERRAIN: rolling
- ZONING: residential
- POWER: at property line
- PHONE: unknown
- WATER: unknown
- SEWER: No. Only needed when/if you build.
- ROADS: dirt
- PROPERTY TAX: approx. \$30 a year
- CLOSING/DOC. FEES: \$116.
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: POA fees \$30 a year
- PLAT MAP: PLAT MAP
- TITLE INFORMATION: Free and clear
- AREA INFO: Timberon Info

FINANCING INFO and PURCHASE INFO

Go to 1881.com Timberon land page

### TIMBERON

Subdivision is surrounded by the Lincoln National Forest. Timberon is located about 35 miles South of Cloudcroft in Otero County.

Elevation range 6800-7150 ft.

**MANDATORY TIMBERON ROAD AND ASSOCIATION AMMENITY FEES \$30 A YEAR PER LOT for info on**

what benefits you get please contact :

**Timberon Development Council, Inc. Phone: (575) 987-2464**

## Seller Information



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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.