



## 1.22 Acres

### \$8,995

#### Torrance County, New Mexico

landresellers.com/properties/cc118ea573b



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** New Mexico  
**County:** Torrance County  
**City:** Moriarty  
**Zip:** 87035  
**Price:** \$8,995  
**Total Acreage:** 1.22  
**Property ID:** C-2023030  
**Property Address:** Marvio Drive, Moriarty, NM, 87035  
**APN:** R006128

**GPS:** 35.00379, -105.898  
**Subdivision:** Estancia Ranchettes  
**Unit:** 11  
**Block:** 5  
**Lot:** 20  
**CCRs:** None  
**Association Fees:** None  
**Time Limit to Build:** None  
**Taxes:** \$10  
**RV Policies:** Allowed

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This oversized lot is located just two lots east of the main north/south road and power. It is located in the northern section of the Estancia Ranchettes subdivision. The subdivision is conveniently located just east of Albuquerque off of I-40 exit 203. Out here you can get away from the crowds of the city yet still be close enough to drop in when you like.

Currently, several residents call it home. The land is relatively flat with beautiful views of the Sandia Mountains to the northwest and Manzano Mountains to the south. This is a legally recorded subdivision so you have guaranteed legal access to the lot through platted roads or easements, so no parcel is landlocked. There are no HOA or CC&R's, so you are free to use the property as you see fit. You may use an RV on the property for up to 3 months a year (or 6 months if actively building) and there is no time limit to build (mobiles OK here).

### Moriarty and Edgewood

The east valley is one of the fastest growing areas near Albuquerque. Edgewood's population grew nearly 100% between 2010 and 2020, and has had slightly slower, but steady growth since. Both commercial and residential real estate are being snatched up as soon as it hits the market. Now is your chance to own a piece of the area before prices skyrocket.

The Moriarty/Edgewood area is about 15 miles to the west and it is less than a 30 minute drive to the Albuquerque city limits (and less than 50 miles from Santa Fe)! Much of the growth has been related to the expanding Albuquerque Metropolitan Area. The east valley provides an exciting environment in which to live, work, or own a business. With a robust economy, rapidly growing regional population, and excellent transportation infrastructure, it provides convenient access to the Albuquerque market as well as those of Santa Fe, Estancia, and Mountainair. Much of the regional population east of Albuquerque comes to either Moriarty or Edgewood for shopping, dining, and entertainment.

### Land Information:

Legal: Estancia Ranchettes Unit 11 Block 5 Lot 20

APN #: R006128

UPC: 1056052321228000000

Size: 1.22 Acre

### GPS: Approximate GPS Coordinates

35.00412, -105.89840 (NW Corner)

35.00412, -105.89761 (NE Corner)

35.00348, -105.89761 (SE Corner)

35.00348, -105.89840 (SW Corner)

35.00379, -105.89800 (Center)

**Owner financing available, please inquire. No credit checks, everyone qualifies. We accept all major credit cards. All cash offers are considered.**

Document preparation fee: \$299

C-2023030 BFTT

*Disclaimer: All of the information in this listing is accurate to the best of our knowledge at the time of posting. Potential buyer(s) should do their own research and due diligence to verify all information provided and make a decision to purchase based on their own research.*

## Seller Information



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