



## 0.502 Acres

### \$4,900

**Luna County, New Mexico**

landresellers.com/properties/4de9231e89e



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** New Mexico  
**County:** Luna County  
**City:** Timberon  
**Price:** \$4,900  
**Total Acreage:** 0.502  
**Property ID:** timb 4-4-63  
**Property Address:** Long Fellow Ct., Timberon, NM  
**APN:** R047578  
**GPS:** 32.601, -105.6797

**Subdivision:** Timberon  
**Unit:** 4  
**Block:** 63  
**Lot:** 4  
**Association Fees:** 30  
**Roads:** graded - crushed rock  
**Power:** across road  
**Taxes:** \$20  
**Seller Fees:** 115

**Timberon is surrounded by Lincoln National Forest**

Huge Views to the East and South.

On Cul-de-sac

- SIZE: .502 +/- ac.
- APN#: R 047578
- LEGAL DESCRIPTION: Timberon Unit 4, Block 63, Lot- 4
- STATE: New Mexico
- COUNTY: Otero
- GENERAL LOCATION: Eastside of Long Fellow Ct. About 35 miles South of Cloudcroft
- GPS(approx.): 32.6010 , -105.6797
- GENERAL ELEVATION: approx. 6900 ft.

GENERAL INFORMATION: Heavily Treed. East Facing.

**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 ; Timberon SID (575) 987-2250,**

**TIMBERON MAP LINK in pdf \* TIMBERON INFORMATION** outside link

**TIMBERON COVENANTS**

- TYPE OF TERRAIN: sloping

- ZONING: residential
- POWER: across road
- PHONE: unknown
- WATER: Standby Water \$61 a year per lot if available . call to verify (575) 987-2250,
- SEWER: No. Only needed when/if you build.
- ROADS: graded rocky dirt
- PROPERTY TAX: approx. \$20 a year per lot
- CLOSING/DOC. FEES: \$115.
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: POA fees \$30 a year per lot
- TITLE INFORMATION: Free and clear
- AREA INFO: Timberon Info

## **FINANCING INFO and PURCHASE INFO**

**Go to 1881.com Timberon land page**

## 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.