

# 30 acre Central New Mexico Property Windmill Ranch Excellent Roads. Power at Road



**30.43 Acres**

**\$35,000**

**Lincoln County, New Mexico**

landresellers.com/properties/16620f2d25c



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** New Mexico  
**County:** Lincoln County  
**City:** Carizozo  
**Price:** \$35,000  
**Total Acreage:** 30.43  
**Property ID:** Windmill #171  
**Property Address:** Windmill Road, Carizozo, NM  
**APN:** 1002535

**GPS:** 34.019187714482, -105.8386281968  
**Subdivision:** Windmill ranches  
**Lot:** 171  
**CCRs:** yes  
**Association Fees:** 200  
**Roads:** graded - crushed rock  
**Power:** at road  
**Taxes:** \$195  
**Seller Fees:** 115

### Windmill Ranches

Graded Roads \* Power at the road

### rolling hills huge views

### Wildlife

- SIZE: 30.43 +/- acres
- APN#: 1002535
- LEGAL DESCRIPTION: Windmill Ranches Development lot 171
- STATE: New Mexico
- COUNTY: Lincoln
- GENERAL LOCATION: about 19 miles North of White Oaks. about 25 miles North of Carrizozo. West side of Windmill Road
- GPS (approx. ): NE@road: 34.0200 , -105.8375 ; SE@road: 34.0180 , -105.8373
- GENERAL ELEVATION: 6090'-6160'
- GENERAL INFORMATION: Backs to dry creek and common area. Rolling parcel with Huge Southerly and westerly views views. . No mobile homes allowed. Wildlife such as Deer, Antelope and Oryx. Windmill Ranch is a 19,000 acre ranch subdivided into 20-140 acre parcels. 3700 acres is called Common land, which is set-aside for landowners to use for horseback and hiking. Elevation at the ranch is approx. 5800 to 6200 feet, varied gentle terrain with mostly Juniper for tree cover. Some parcels have BLM or State land bordering them and all lots do have access thru common land strips to get to the public lands.
- 60 Miles to Ruidoso. 25 Miles to Carrizozo. 132 Miles to Albuquerque .... 150 Miles to Santa Fe. 175 Miles to El Paso, Tx
- TYPE OF TERRAIN: Rolling
- ZONING: residential
- POWER: at road
- PHONE: no
- WATER: must install well.
- SEWER: No. Only needed when/if you build.
- ROADS: graded dirt
- PROPERTY TAX: \$195 a year
- CLOSING/DOC. FEES: \$115
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: \$200 a year
- TITLE INFORMATION: Free and clear

- Owner financing available.
- No Qualifying. No Credit Checks.
- Gps/lats/longs coordinates are provided as a tool to assist the Buyer.
- Use the maps to confirm.
- BUYER TO VERIFY listings' GPS coordinates
- FINANCING INFO and PURCHASE INFO

Go to [1881.com](http://1881.com) New Mexico 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.