



## 5 Acres

### \$29,995

**Luna County, New Mexico**

landresellers.com/properties/94dcc991d20



## Property Details

**Property Types:** Land, Residential

**State:** New Mexico

**County:** Luna County

**City:** Deming

**Zip:** 88030

**Price:** \$29,995

**Total Acreage:** 5

**Property ID:** C-2018021

**Property Address:** Corner of Ash St and Fir Rd SW,  
Deming, NM, 88030

**APN:** 3053138182281

**Dimensions:** 350' X 640'

**GPS:** 32.260554, -107.791725

**Lot:** T23S R9W S32 SW1/4 NE1/4 NW1/4 SE1/4 &  
NW1/4 NE1/4 NW1/4 SE1/4

**CCRs:** None

**Association Fees:** None

**Roads:** Paved

**Power:** Yes

**Water:** Yes

**Time Limit to Build:** None

**Taxes:** \$125

**Seller Fees:** Document preparation fee: \$299

Located just west of downtown, this large 5 acre parcel is on a paved road at the corner of Ash Street and Fir Road SW. Power and city water are at the lot. This lot is less than one mile west of the downtown small city lots. This oversized home lot (mini ranch) has spectacular views and is in a quiet area with very little traffic.

### Deming

This area of New Mexico has many outdoor activities within a short drive. Deming is a hiker's paradise. Several larger cities lie just to the east including Las Cruces and El Paso, TX. These cities offer all the amenities of any large city. These parcels are located just far enough out of town to give the land the Southwestern touch, but close enough to amenities that you do not have to travel great distances for services.

The city of Deming has an 18 hole golf course, a municipal airport, Amtrak and Greyhound service, sixteen hotels and motels along with dozens of restaurants. Spend the day local shopping or border shopping less than thirty minutes south of downtown.

Because of the altitude (4335 feet above sea level), summers are characterized by moderately warm days. Maximums are mostly in the 90s, rarely rising to 100 degrees or higher. Nights are comfortably cool. Maximum temperatures usually occur during June, while in July and August frequent afternoon thunderstorms tend to hold down daytime temperatures. Winters are noted for their clear skies and sunny weather. Daytime temperatures, even during the coldest months, average well into the 50s. As may be expected in arid climates, humidity year round is low, sometimes as low as 5%.

### Land Information:

Size: 5.0 Acres

APN: 3053138182281

Legal: T23S R9W S32 SW 1/4 NE 1/4 NW 1/4 SE 1/4 & NW 1/4 NE 1/4 NW 1/4 SE 1/4

Dimensions: Approximately 350' X 640'

Address: Corner of Ash St SW and Fir Rd SW, Deming NM 88030

**\*\*\*POWER and WATER AT PROPERTY\*\*\***

GPS: Approximate GPS Coordinates

32.261329, -107.792271 (NW Corner)

32.261329, -107.791168 (NE Corner)

32.259583, -107.791171 (SE Corner)

32.259573, -107.792298 (SW Corner)

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

Document preparation fee: \$299

Property ID: C-2018021-EHTT

## Seller Information



**GOVERNMENT  
LAND SALES**

Government Land  
Sales  
510 E 44th St  
Boise, ID 83714

208-991-4644  
todd@govlandsales.com

Purchasing land is an investment and we are here to help you through that process. Government Land Sales, Inc. was started as an alternative investment tool to the traditional stock market, CD's, bonds, etc. Raw land is less susceptible to the ups and downs of the other investment markets. We believ...