

REFERENCE NUMBER: CBNM-0010

LOCATION & SIZE

County, State: Cibola County, New Mexico

Lot Size: 10.74 Acres

Nearest Town: Candy Kitchen

Street Address: Not Designated

Zip Code: 87014

Latitude & Longitude: Center: [34.93380,-108.49190](#)
NW: [34.93460,-108.49370](#)
NE: [34.93500,-108.49120](#)
SW: [34.93230,-108.49230](#)
SE: [34.93220,-108.49110](#)

LEGAL INFORMATION

Legal Description: Eden, Lot 20

Parcel Number: 2092047200160

Account Number: R02044

Annual Taxes: \$149.00

ACCESS & UTILITIES

Legal Access: Yes

Access Road: Easy Living Road

Access Condition: Well-Maintained Dirt & Gravel

Access Frontage: 736 Feet (Northern Boundary)

Power:	1/4 Mile From Subject Property; Solar or Alternative
Phone:	1/4 Mile From Subject Property; Satellite or Alternative
Water:	By Well or Holding Tank
Sewer:	By Septic

ZONING & RESTRICTIONS

Zoning:	No Formal Zoning Designation
HOA:	None
Covenants, Conditions & Restrictions:	None
Annual Dues:	None
Time Limit On Building:	None

TITLE INFO

Title:	Free & Clear
Liens and Encumbrances:	None
Mineral Rights:	None
Recent Survey:	Yes - DePauli Engineering & Surveying, LLC
Title Insurance:	None
Conveyance Document:	Special Warranty Deed
Suggested Type Of Closing:	Notary Close
Doc Prep Fee:	Waived

MISC

Topography: The subject property is a largely flat piece of land boasting equal parts flat cut-out areas perfect for parking, camping and building, as well as forested areas consisting of pinion, juniper and ponderosa pine. A small portion of the land on the eastern boundary made up of rock outcroppings rises

about twenty feet above the rest of property and provides additional views of the surrounding community.

Fencing: It should be noted that fencing runs along the southwestern boundary of the land separating the subject property from the developed 37 acre lot to its west. The fencing is still standing in some spots but has fallen in others. And while it has seen better days it may provide a decent sense of property boundaries as it relates to the shared border.

Cibola National Forest: The subject parcel sits in close proximity to the over 300,000 acres of land that make up the Cibola National Forest. This makes the property ideal for seasonal hunting cabins as well as those looking to take advantage of the elk, mule deer, wild turkey and other species that make this area one of the premier hunting destinations in the state.

Ramah Lake: Flanked by sandstone cliffs, this hundred-acre body of water sits just a few miles north of the subject property and will offer plenty of hours of boating, fishing, kayaking, canoeing and general relaxation. In addition, it is an excellent area to hike, camp and enjoy picnics at.

HELPFUL LINKS

Cibola County Assessor's Office (505) 285-2566 ([Click Here](#))

Cibola County Planning & Zoning (505) 285-2555 ([Click Here](#))

Continental Divide Electric Cooperative (505) 863-3641 ([Click Here](#))

New Mexico State Engineer (505) 827-6091 ([Click Here](#))

Well Drilling Info ([Click Here](#))

Well Drilling Permit Application ([Click Here](#))

NEARBY TOWNS

Grants: 60 miles (1 hr 8 min)

Gallup: 64 miles (1 hr 14 min)

Albuquerque: 135 miles (2 hr 13 min)

Los Lunas: 137 miles (2 hr 16 min)

Rio Rancho: 141 miles (2 hr 20 min)

NEARBY ATTRACTIONS

El Morro National Monument ([Click Here](#))

El Malpais National Monument ([Click Here](#))

Acoma Pueblo ([Click Here](#))

Wild Spirit Wolf Sanctuary ([Click Here](#))

San Estevan Del Rey Mission Church ([Click Here](#))

Ice Cave & Bandera Volcano ([Click Here](#))

