REFERENCE NUMBER: LNNM-11653

LOCATION & SIZE

The subject property is a 10 Acre ranchette found in Pancho Villa Ranches, a sprawling rural residential subdivision located just north of the US/Mexico border and situated in the shadows of the Florida Mountains.

Named for the famous Mexican Revolutionary who led an incursion on the local area in 1916, the subdivision consists of generously portioned 10 acre parcels located just north of the village of Columbus. Given its close proximity to the international border, this region gives one easy access to both countries and cultures and may prove a good place to own land for families which still straddle both.

County, State:	Luna County, New Mexico
Lot Size:	10 Acres
Nearest Town:	Columbus
Street Address:	Not Designated
Zip Code:	88030
Latitude & Longitude:	Center 31.89950,-107.57440
	NW 31.90120,-107.57490
	NE 31.90120,-107.57380
	SW 31.89750,-107.57490
	SE 31.89750,-107.57380

LEGAL INFORMATION

Legal Description:	Pancho Villa Ranches, Lot 51
Parcel Number:	3041163147332
Account Number:	3041163147332
Annual Taxes:	$65.00

ACCESS & UTILITIES

Legal Access: The subject property is located along a road the plat map identifies as Guerrero Road. While Guerrero is neither labeled nor maintained as well as the other roads throughout the subdivision – and thus may be hard to identify – it remains the legal access road for the property.

Roads & Access: The Pancho Villa Ranches subdivision is located just off of State Road 11 aka Columbus Road. From here the subject property can be accessed most easily by driving east along Whirlwind Road and south along San Diego Road. Both of these roads consist of well-maintained, graded dirt and gravel and can be navigated by any vehicle type. It is only when turning west along the unmarked and unmaintained Guerrero Road that the access becomes a dirt road at best. That said, given the level terrain and arid climate of the region, even this unmaintained access road should present little difficulty for most vehicles.

Power & Utilities: While residential power lines and underground telecom can be found in different parts of Pancho Villa Ranches, they do not extend throughout the subdivision or touch every parcel. The nearest utilities to the subject property can be found roughly 3/5 of a mile west of the land where a utility easement of power lines runs north/south along a path some maps label as Dust Devil Road. The more likely and viable nearest utilities, however, sit roughly 4/5 of a mile south of the subject property where Agua Zarca Road meets San Diego Road. Given the distance from both these points, however, anyone considering developing the land is encouraged to consider alternative energy sources such as solar panels. Anyone looking to investigate the costs associated with connecting power on the subject property is encouraged to contact the Columbus Electric Cooperative, the local utility servicing this region.

Wells & Water Table Depth: City water service does not extend to Pancho Villa Ranches. Because of this, anyone looking to develop the subject property will need to either haul and store their own water or drill and install a well. Due to the area it encompasses, it's difficult to give a one-size-fits-all answer to the varying depths of the water table throughout this region. Anyone considering drilling a well here is encouraged to speak with local well drillers for a more accurate sense of cost and logistics.

Legal Access:	Yes
Access Road:	Guerrero Road
Access Condition:	Dirt Roads
Access Frontage:	323 Ft Southern Boundary
Power:	4/5 Mile From Subject Property; Solar or Alternative
Phone:	4/5 Mile From Subject Property; Mobile or Satellite

Water:	By Well or Holding Tank
Sewer:	By Septic

ZONING & RESTRICTIONS

Zoning: Pancho Villa Ranches is Zoned "Residential" by Luna County. This broad designation allows for everything from standard single-family residences to mobile and modular homes as well as small scale ranching and agricultural uses.

HOA: Pancho Villa Ranches has no HOA and there are no annual dues associated with land ownership here.

Covenants, Conditions & Restrictions: When Pancho Villa Ranches was first subdivided, the developer drew up a set of covenants and restrictions to run with the land. Most of these are what we like to refer to as "reasonable, good neighbor restrictions" dealing primarily with the disposal of trash and prohibitions on excess noise. Very little is outlined in this document about acceptable structure types or land use and instead defers to whatever restrictions already exist in County Zoning. Nonetheless, anyone considering purchasing the property is encouraged to review the Pancho Villa Ranches Covenants and Restrictions document linked here.

RV Usage: Luna County allows landowners to stay on their property, camping and living out of their RV for a maximum of 30 days. Like most regions, further concessions of up to 180 days are made to anyone building a permanent home on the land who needs a place to live during construction. Those concessions, however, are always contingent on a building permit as well as proof of basic utilities and waste disposal systems already in place on the land. To learn more about either of these, see the attached 30 Day Permit or the 180 Day Permit.

Zoning:	Residential
HOA:	None
Covenants, Conditions & Restrictions:	Yes (Click Here)
Annual Dues:	None
Time Limit On Building:	None

TITLE INFO

Conveyance Document: The subject property will be conveyed via a Warranty Deed whether the buyer elects to close and fund the purchase through title and escrow or by paying our Company directly.

Title:	Free & Clear
Liens and Encumbrances:	None
Mineral Rights:	None
Recent Survey:	None
Title Insurance:	None
Conveyance Document:	Warranty Deed
Suggested Type Of Closing:	Title/Escrow
Doc Prep Fee:	Waived

HELPFUL LINKS

Luna County Assessor's Office (575) 546-0404 (Click Here)

Luna County Planning & Zoning Department (575) 546-0494 (Click Here)

Luna County Comprehensive Plan (Click Here)

PNM (888) 342-5766 (Click Here)

New Mexico State Engineer 1-800-WATERNM (Click Here)

Kit Carson Electric Cooperative (575) 758-2258 (Click Here)

Well Drilling Info (Click Here)

Well Drilling Permit Application (Click Here)

MISCELLANEOUS

Topography: The subject property consists of a largely level terrain and like most land in this region, features little vegetation.

NEARBY TOWNS

Deming: 32 miles (36 min)

Las Cruces: 92 miles (1 hr 32 min)

El Paso, TX: 81 miles (1 hr 31 min)

Lordsburg: 94 miles (1 hr 30 min)

NEARBY ATTRACTIONS

Rockhound State Park (Click Here)

Explore Las Cruces (Click Here)

White Sands National Park (Click Here)

Old Mesilla Village (Click Here)

Spaceport America (Click Here)

NM Museum Of Space History (Click Here)

Organ Mountains & Desert Peak National Monument (Click Here)

Caballo Lake State Park (Click Here)

Elephant Butte Lake State Park (Click Here)

Ruidoso Winter Park (Click Here)

Ruidoso Downs Racetrack & Casino (Click Here)

Farm & Ranch Heritage Museum (Click Here)

The Zuhl Museum (Click Here)

Pancho Villa State Park (Click Here)