

REFERENCE NUMBER: SCNM-0052B

LOCATION & SIZE

The subject property is a 5 acre parcel located in Rancho Rio Grande, a rural subdivision situated just west of the I-25 corridor south of Belen and set against the backdrop of the Ladrone Mountains.

Originally platted and subdivided in the 1960's and prior to the redrawing of County lines in the 1980's, Rancho Rio Grande straddles both Valencia and Socorro Counties. The subdivision extends from Los Lunas in the north to Highway 60 in the south and consists entirely of generously portioned 5 acre ranchettes.

Despite the similarity in name, location and origin, land in Rancho Rio Grande provides very different benefits, and appeals to very different types of land buyers, depending on the County it's situated in. For instance, the part of the subdivision located in Valencia County has seen incredible growth and development over the years but is subject to a number of zoning regulations. These regulations are designed to foster more residential development and may be limiting to buyers looking to use their land in less conventional or structured ways such as tiny homes, shipping containers, yurts, earthships and general off-grid living. Additionally, because of the stark difference in regulations between the two Counties, the Socorro County properties have proven far more attractive to those looking to use their land recreationally, whether that be for seasonal camping or simply for extended stays in their RVs.

County, State:	Socorro County, New Mexico
Lot Size:	5 Acres
Nearest Town:	Belen
Street Address:	Not Designated
Zip Code:	87062
Latitude & Longitude:	Center: 34.50870,-106.84110 NW: 34.50910,-106.84220 NE: 34.50910,-106.8400 SW: 34.50820,-106.84220 SE: 34.50820,-106.8400

LEGAL INFORMATION

Legal Description:	Rancho Rio Grande, Unit 5, Lot 57
Parcel Number:	Z4075A0057
Account Number:	R040649
Annual Taxes:	\$21.00

ACCESS & UTILITIES

Legal Access: As per the original plat, all parcels in the Rancho Rio Grande subdivision have legal access.

Roads & Access: The subject property is located along Twining Lane roughly four miles south of the Valencia County line. Like most of the roads in this region, Twining is in surprisingly good condition and can be navigated by any vehicle type.

Roads & Access, Cont'd: While all of the roads in this region are named, and some are labeled with road signs, most of that signage can only be found on the Valencia side of the subdivision. Additionally, depending on the mapping app you're using, roads may have different names, or the same road may be labeled differently depending on which County it's in. Because of this, potential buyers are encouraged to review the maps available on this website prior to scouting the property.

Power & Utilities: While the local utility company has been extending their service throughout Rancho Rio Grande for years, most of that expansion remains on the Valencia County side of the subdivision. And while there are a few developed home sites in this region boasting residential power lines, they are the exception and not the rule. Because of this, anyone looking to develop land here is advised to consider alternative energy sources such as solar panels. Anyone curious to investigate the cost of getting service extended to the subject property is encouraged to contact [PNM, the local utility servicing this region.](#)

Power & Utilities, Cont'd: It should be noted that despite residential power lines being more than a mile from the subject property, a power company manhole can be found very close to the land, and fiber optic cable has been run the entire length of Twining Lane.

Wells & Water Service: As with most of the rural land we list, city water service does not exist in this region and anyone electing to develop the land will need to either utilize holding tanks or install a well. Applications for well drilling permits and water rights are handled by [the Office of the State Engineer.](#) [Anyone curious to learn more about this process is encouraged to visit their website here.](#) Anyone looking to investigate the water table depth common to this region is encouraged to contact well drillers local to the area.

Legal Access:	Yes
Access Road:	Twining Lane
Access Condition:	Well-Maintained Dirt Roads
Access Frontage:	Undefined
Power:	Solar or Alternative
Phone:	Underground Utilities At The Lot Line; Mobile or Satellite
Water:	By Well or Holding Tank
Sewer:	By Septic/Alternative

ZONING & RESTRICTIONS

Zoning: Socorro County has no formal zoning ordinance, and per their own government website “does not restrict the use of real property” within the county boundaries.

No HOA: The Rancho Rio Grande subdivision has no HOA and there are no annual dues associated with land ownership here.

Covenants, Conditions & Restrictions: In addition, there are also no recorded covenants on file with the County enumerating any subdivisions restrictions. This suggests that the property can be developed not only with conventional structures such as single-family residences, mobile and modular homes but also unconventional structures difficult to get permitted elsewhere such as shipping containers, tiny homes, earth ships and yurts. This also suggests that the land can be used for camping or extended stays in an RV.

Disclosure: Prospective buyers are encouraged to keep in mind that while Socorro County has no formal zoning, land in this region will still be subject to state-wide laws, building codes and environmental regulations. This is especially true as it pertains to how waste is disposed of and wells are drilled and installed. The [NM EPA](#) oversees septic permits and the [State Engineer](#) is responsible for well permits and are two organizations you or your contractor will deal with eventually. State regulations aside, however, Socorro County remains one of the most ideal places in New Mexico for developing land with as few ordinances to conform to as possible.

Zoning: No Formal Zoning Designation

HOA: None

Covenants, Conditions & Restrictions: None

Annual Dues: None

Time Limit On Building: None

TITLE INFO

Conveyance Document: This property will be conveyed one of two ways depending on how the buyer elects to fund and close the transaction. For anyone electing to pay our Company directly and outside of escrow, Hemingway Land will provide a Special Warranty Deed. For anyone electing to close through title and escrow and purchase title insurance, Hemingway Land will provide a Warranty Deed.

Title: Free & Clear

Liens and Encumbrances: None

Mineral Rights: None

Recent Survey: None

Title Insurance: None

Conveyance Document: Special Warranty Deed

Suggested Type Of Closing: Notary Close

Doc Prep Fee: \$150.00

HELPFUL LINKS

Socorro County Assessor's Office (575) 835-0714 ([Click Here](#))

Socorro County Planning & Zoning No Formal Office

Socorro County GIS (575) 838-5700 ext 1251 ([Click Here](#))

PNM (888) 342-5766 ([Click Here](#))

Socorro Electric Cooperative (888) 342-5766 ([Click Here](#))

New Mexico Environmental Department (505) 827-2855 ([Click Here](#))

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

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

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

MISCELLANEOUS

Adjacent Lots: It should be noted that Hemingway Land is also selling three 5 acre parcels adjacent to this one. Each lot is being offered for the same purchase price and terms, which is \$10,000 with an owner financing option starting for as little as \$2,500 down. Anyone who would like to purchase all four lots or 20 acres for cash will be granted a \$5,000 discount for an overall price of \$35,000. [A listing page for that discounted 20 acre listing can be found here.](#)

Government Land: One of the additional benefits of this collection of parcels is that they back up to over 240 acres of state land descending in elevation along the western side of the mesa. This means not only that no one can develop the land to your immediate west but also that your views of Ladrone Mountain and the Rio Puerco will remain unobstructed for years to come. It also means you'll have over 240 additional acres to hike, explore, ride dirt bikes or shoot guns on.

Property Boundary Markers: While property boundary markers were found on the subject parcel as well as the neighboring three lots, our Photographer indicates that they do not appear to be marking the corners of the land. This means that anyone looking to fence their property will likely require a formal survey.

Topography: Like all of the parcels in this subdivision, the subject property boasts a level terrain easy to park, camp and build on.

NEARBY TOWNS

Belen: 13 miles (30 min)

Los Lunas: 25 miles (40 min)

Albuquerque: 45 miles (57 min)

Elephant Butte: 105 miles (1 hr 44 min)

NEARBY ATTRACTIONS

The Sevilleta National Wildlife Refuge ([Click Here](#))

Abo Canyon ([Click Here](#))

Alexander Municipal Airport ([Click Here](#))

Bosque Del Apache National Wildlife Refuge ([Click Here](#))

Manzano Mountains State Park ([Click Here](#))

Rio Salado River ([Click Here](#))

Salinas Pueblo Missions National Monument ([Click Here](#))

