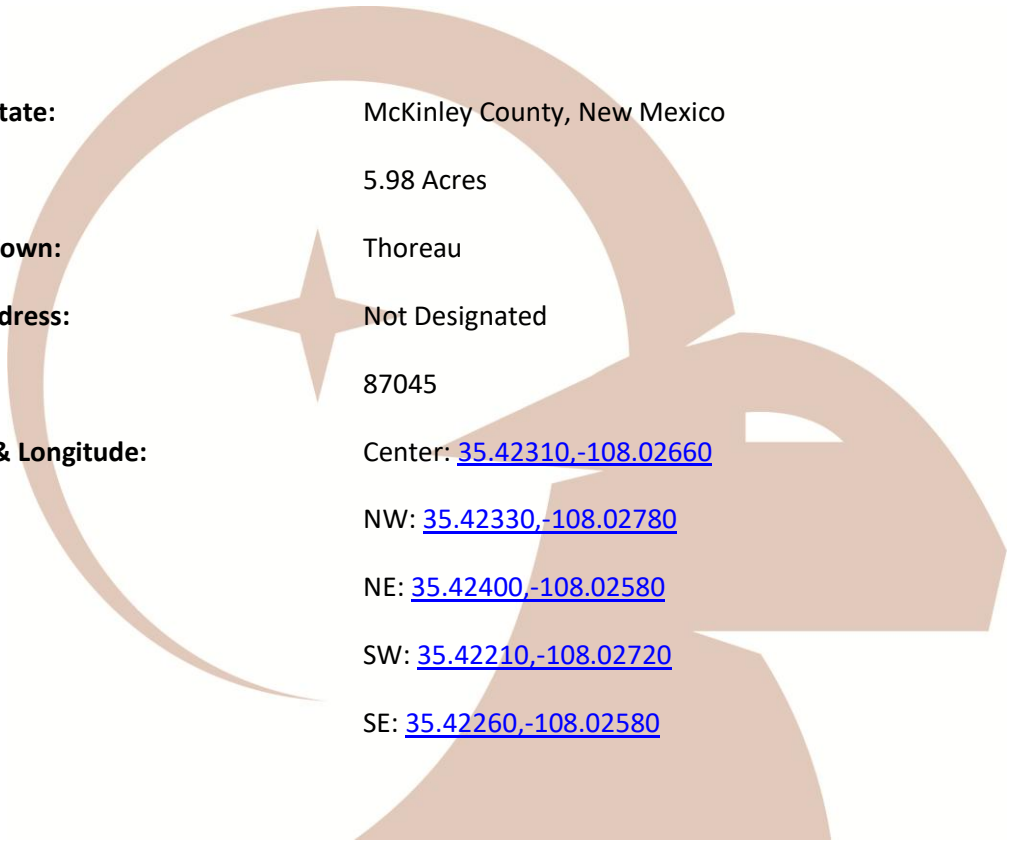


REFERENCE NUMBER: MKNM-0003

LOCATION & SIZE

The subject property is a 5.98 acre lot located in Red Cliffs, a rural residential subdivision situated in an unincorporated region of McKinley County just north of the Interstate outside the town of Prewitt.

The Red Cliffs subdivision gets its name from the iconic red rock formations native to this region as well as the red rock mesa which looms large over the area and which serves as a stunning backdrop to the home sites here.



County, State:	McKinley County, New Mexico
Lot Size:	5.98 Acres
Nearest Town:	Thoreau
Street Address:	Not Designated
Zip Code:	87045
Latitude & Longitude:	Center: 35.42310,-108.02660 NW: 35.42330,-108.02780 NE: 35.42400,-108.02580 SW: 35.42210,-108.02720 SE: 35.42260,-108.02580

LEGAL INFORMATION

Legal Description:	Red Cliff Subdivision, Lot 62
Parcel Number:	2065081298095
Account Number:	R176559
Annual Taxes:	\$17.00

ACCESS & UTILITIES

Roads & Access: The subject property is situated along Alamo Road, just south of Red Cliffs Road, the main arterial running east/west through this small subdivision. Red Cliffs is a well-maintained dirt gravel road and Alamo Road is only slightly more gravel and less maintained. Either way, both should be easy to navigate in any vehicle type. Additionally, the Red Cliffs subdivision is located just off County Road 19, roughly seven miles north of the I-40. This suggests that even in inclement weather, getting back and forth between the property and the highway should be of little difficulty.

Power & Utilities: While there are no residential power lines or underground utilities along Alamo Road, they do run the length of Red Cliffs Road, a road which nearly touches the northern boundary of the subject property. It is there where the neighboring lot has been developed and appears to be serviced by both (see photos in the gallery at the top of this page). Because of this it should be easier and more affordable to get service extended to the subject property. Anyone looking to investigate the cost of getting power run to the property is encouraged to contact the [Continental Divide Electric Coop, the utility company servicing this region](#).

Wells & Water Table Depth: At the time the Red Cliffs subdivision was first created, the developer [commissioned a study by the State Engineer](#) of the viability of wells in the region. While this information is over forty years old, it may be of interest to potential buyers, and thus is included here for review.

Wells & Water Table Depth, Cont'd: Anyone seeking a more current sense of viability or estimate of cost is encouraged to contact well drillers local to the region. Hemingway Land does not speculate on drill depth or cost.

Legal Access:	Yes
Access Road:	Alamo Road
Access Condition:	Well-Maintained Dirt & Gravel
Access Frontage:	Undefined
Power:	At The Lot Line
Phone:	In The Area
Water:	By Well or Holding Tank
Sewer:	By Septic

ZONING & RESTRICTIONS

Zoning: McKinley is one of a handful of New Mexico Counties which have no formal County-wide zoning ordinance and defer instead to towns and municipalities within their borders to make their own rules. As this property is located in “Unincorporated” McKinley County that means it is outside the jurisdiction of even the most “small government” town. This means that aside from state-wide regulations such as building codes or environmental ordinances, there are no governmental restrictions about how the land may be used or developed.

No HOA: The Red Cliffs subdivision has no HOA and there are no annual dues associated with land ownership here.

Covenants, Conditions & Restrictions: When the Red Cliffs subdivision was created in the early 1980’s, the developed drew up a set of covenants and restrictions to run with the land. These are the only rules which seem to govern development in this region. While 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, there are a few covenants that deal with acceptable structures for the region as well as minimum square footage requirements of those structures. Because of this, anyone considering purchasing the land is encouraged to review the [Red Cliff Covenants and Restrictions document found here](#).

Covenants, Conditions & Restrictions, Cont’d: Notable conditions enumerated in the above-linked CCR document include the following: All lots must be used for residential purposes; Structures must be a minimum of 900 square feet; Mobile homes must be a minimum of 600 square feet, 10 feet wide, no older than four years and supported and skirted within 30 days of being placed on the lot.

Zoning: No Formal Zoning Designation

HOA: None

Covenants, Conditions & Restrictions: Yes [PDF](#)

Annual Dues: None

Time Limit On Building: None

TITLE INFO

Title: Free & Clear

Liens and Encumbrances: None

Mineral Rights: None

Recent Survey:	None
Title Insurance:	Yes - Insured Through Four Corners Title Company
Conveyance Document:	Special Warranty Deed
Suggested Type Of Closing:	Notary Close
Doc Prep Fee:	Waived

HELPFUL LINKS

McKinley County Assessor's Office (505) 863-3032 ([Click Here](#))

Continental Divide Electric Cooperative ([Click Here](#))

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

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

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

MISC

Cell Signal: Our photographer indicated that the cell reception in this region was good though not full strength.

Nearby Notables: There is a factory on the western end of the subdivision with large trucks entering and leaving throughout the workday. There are also train tracks just south of the property which run parallel to Anasazi Road. Our photographer reported no train traffic while he was at the property and claimed despite these notable features it was quiet environment. Any prospective buyer concerned about either is encouraged to scout the property and hear for themselves.

Local Cuisine: Our photographer also reported that the green chile grilled cheese at Lil's in Thoreau is shockingly good and significantly exceeded his expectations.

NEARBY TOWNS

While Prewitt is closest to the subject property, it boasts little more than a gas station and a few diners. For grocery and supply runs, however, the towns of Grants and Gallup are both within easy driving distance along the Interstate.

In Grants (roughly thirty minutes east) you'll find big box stores such as Wal Mart, most all fast-food chains, schools, churches, pharmacies and medical facilities including the Cibola General Hospital. In addition, the Grants-Milan Municipal Airport can also be found here.

In Gallup (roughly forty five minutes west) you'll also have access to a Wal Mart but with its slightly larger population and position as the County seat for McKinley County, you'll be able to find a Home Depot as well as a few Indian Casinos including the Fire Rock Navajo Casino. In addition, Gallup boasts the Rehoboth McKinley Christian Health Care Hospital.

Prewitt: 6 miles (11 min)

Grants: 26 miles (32 min)

Gallup: 48 miles (50 min)

Albuquerque: 103 miles (1 h 40 min)

Farmington: 109 miles (1 h 52 min)

Quemado: 111 miles (1 h 56 min)

NEARBY ATTRACTIONS

Bluewater Lake State Park is located about thirty minutes from the subject property and should provide you with hours of fun and relaxation, whether that be boating and fishing or simply camping and picnicking along the beachfront. As per their website, the park offers camping, hiking, birding and horseback riding and is home to a plentiful supply of tiger muskie.

The subject property is also located within easy driving distance of the Cibola National Forest. Here you'll be able to hunt Elk, Mule Deer and Wild Turkey to name just a few of the species that call this area home. Additionally, the Forest features plenty of great hiking trails and camping spots to explore.

In addition to the Cibola National Forest, there are a number of scenic National and State Parks within easy driving distance of the subject property. Those parks include – but are not limited to – Red Rock Park, Pyramid Rock, the El Malpais National Monument, El Morro National Monument, Ramah Reservoir and the Ice Caves & Bandera Volcano

Bluewater Lake State Park ([Click Here](#))

Cibola National Forest ([Click Here](#))

Red Rock Park ([Click Here](#))

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