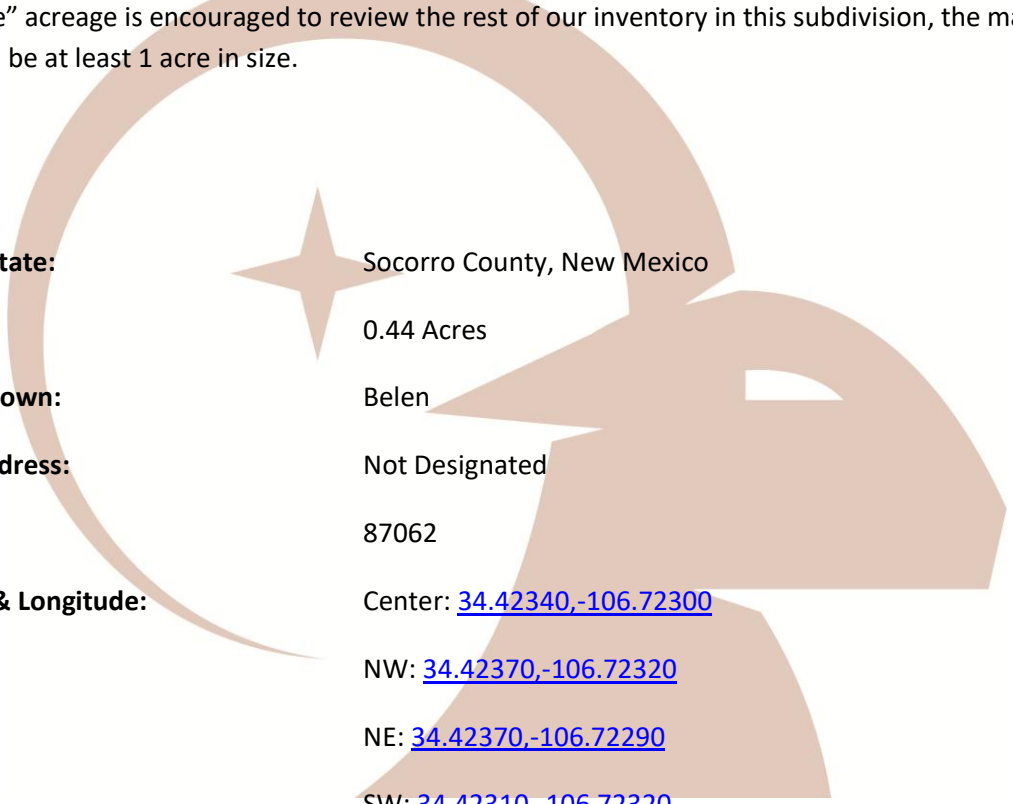


**REFERENCE NUMBER: SCNM-28687D**

**LOCATION & SIZE**

Rio Grande Estates is located just south of Belen off of Highway 60 in the shadows of the Manzano Mountains. Situated just forty miles south of Albuquerque, this master-planned subdivision was platted out and pinned back in the 1960's with the vast majority of the region subdivided into one acre parcels.

Disclaimer: The subject property is an anomaly within the plat of Rio Grande Estates in that it is less than a half-acre in size. While not enough land to be defined by the County as "buildable" this acreage is still well-suited for recreational purposes such as seasonal camping or RV trips. Anyone looking for larger "buildable" acreage is encouraged to review the rest of our inventory in this subdivision, the majority of which will be at least 1 acre in size.



**County, State:** Socorro County, New Mexico

**Lot Size:** 0.44 Acres

**Nearest Town:** Belen

**Street Address:** Not Designated

**Zip Code:** 87062

**Latitude & Longitude:** Center: [34.42340,-106.72300](#)  
NW: [34.42370,-106.72320](#)  
NE: [34.42370,-106.72290](#)  
SW: [34.42310,-106.72320](#)  
SE: [34.42320,-106.72290](#)

**LEGAL INFORMATION**

**Legal Description:** Rio Grande Estates, Unit 1, Block 1002, Lot 64

**Parcel Number:** Z397102229

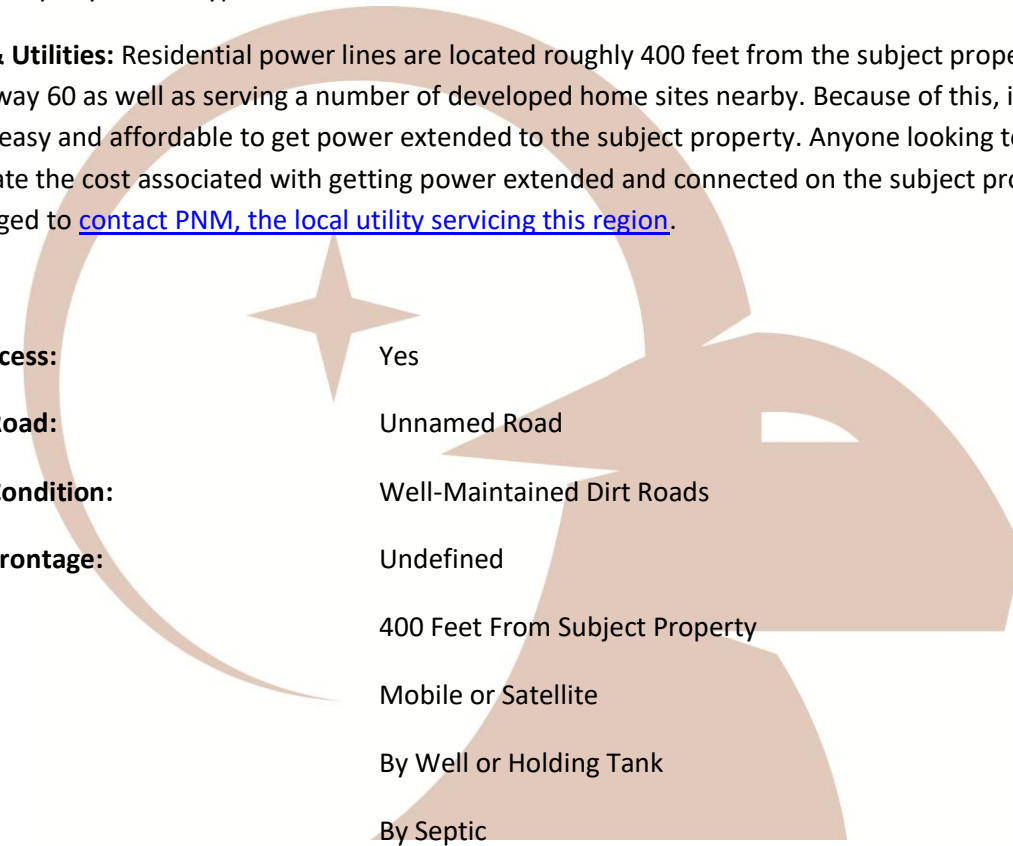
**Account Number:** R026700

**Annual Taxes:** \$21.00

### **ACCESS & UTILITIES**

**Roads & Access:** The subject property is located just north of US Highway 60 along a legal access road the plat does not name. As one can imagine, the Highway is paved and easy to navigate in any vehicle type. That said, due to minor fencing which separate the highway from the subdivision, anyone approaching the land may need to drive over a small amount of open desert. In this case it's best to approach from Aguilar Avenue from the north. Aguilar is a well-maintained dirt road which can also be navigated by any vehicle type.

**Power & Utilities:** Residential power lines are located roughly 400 feet from the subject property along US Highway 60 as well as serving a number of developed home sites nearby. Because of this, it should be both easy and affordable to get power extended to the subject property. Anyone looking to investigate the cost associated with getting power extended and connected on the subject property is encouraged to [contact PNM, the local utility servicing this region.](#)



|                          |                                |
|--------------------------|--------------------------------|
| <b>Legal Access:</b>     | Yes                            |
| <b>Access Road:</b>      | Unnamed Road                   |
| <b>Access Condition:</b> | Well-Maintained Dirt Roads     |
| <b>Access Frontage:</b>  | Undefined                      |
| <b>Power:</b>            | 400 Feet From Subject Property |
| <b>Phone:</b>            | Mobile or Satellite            |
| <b>Water:</b>            | By Well or Holding Tank        |
| <b>Sewer:</b>            | By Septic                      |

### **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.

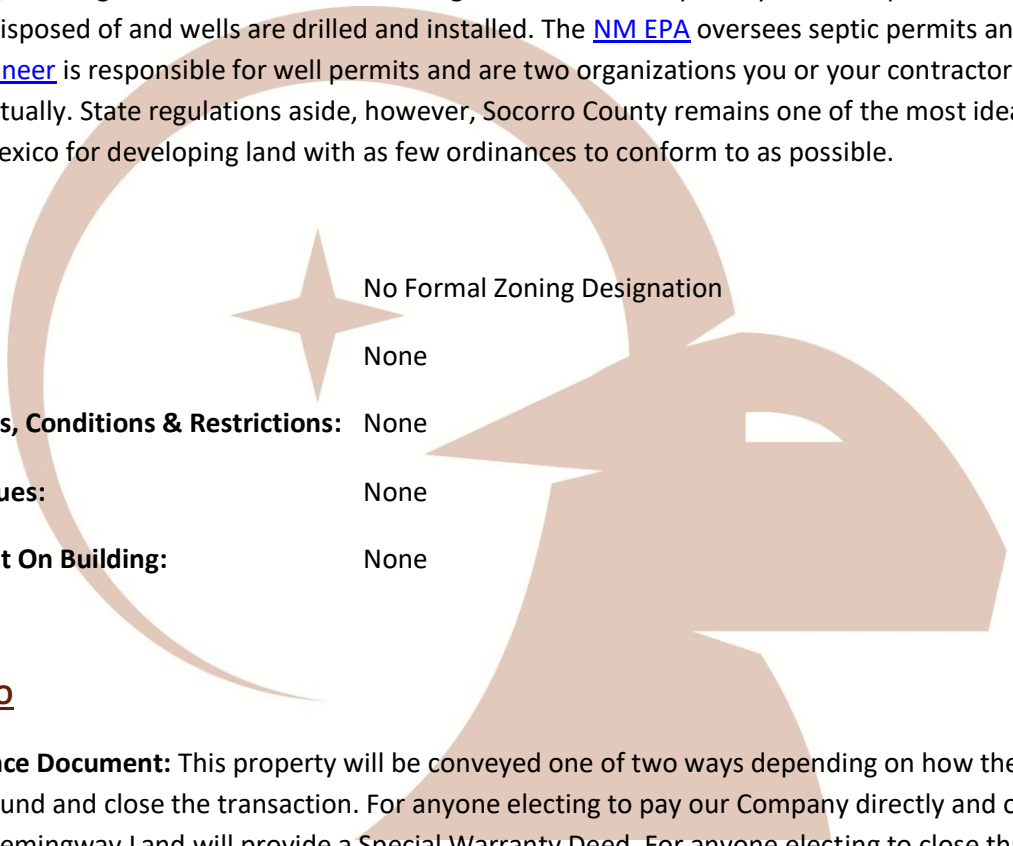
This fact alone makes the area ideal for anyone with an RV who's looking for land they can vacation to, camp on, or park and live on for lengthy periods of time without being disturbed by local constables enforcing zoning ordinances. This also makes the area fitting for other types of “unconventional”

dwelling such as earth ship homes, tiny homes and shipping container homes, typically difficult to get permitted elsewhere.

**No HOA:** Rio Grande Estates has no HOA and there are no annual dues associated with land ownership.

**Covenants, Conditions & Restrictions:** In addition to having no HOA, Rio Grande Estates has no covenants, conditions or restrictions (CCRs) recorded with the County. This means there are no subdivision restrictions on land use either.

**Disclosure:** Prospective buyers are encouraged to keep in mind that while Socorro County has no formal zoning and the subdivision has no recorded restrictions, 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.



|                                                  |                              |
|--------------------------------------------------|------------------------------|
| <b>Zoning:</b>                                   | No Formal Zoning Designation |
| <b>HOA:</b>                                      | None                         |
| <b>Covenants, Conditions &amp; Restrictions:</b> | None                         |
| <b>Annual Dues:</b>                              | None                         |
| <b>Time Limit On Building:</b>                   | 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.

|                                |              |
|--------------------------------|--------------|
| <b>Title:</b>                  | Free & Clear |
| <b>Liens and Encumbrances:</b> | None         |
| <b>Mineral Rights:</b>         | None         |
| <b>Recent Survey:</b>          | None         |

|                                   |                       |
|-----------------------------------|-----------------------|
| <b>Title Insurance:</b>           | None                  |
| <b>Conveyance Document:</b>       | Special Warranty Deed |
| <b>Suggested Type Of Closing:</b> | Notary Close          |
| <b>Doc Prep Fee:</b>              | \$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**

**Rio Grande Estates Inventory History:** Hemingway Land has bought and sold hundreds of lots in the Rio Grande Estates subdivision and we typically boast a revolving door of property here. Anyone looking to expand their parcel boundaries is encouraged to review [our master spreadsheet of past and current inventory](#) to see if we have now or have had in the past land which is adjacent to yours. NOTE: Adjacent lots are best identified by knowing the Unit/Block/Lot of your own property.

**Rio Grande Estates Property Owners Facebook Group:** Even though this subdivision was first created in the 1960's, the region has sat largely undeveloped since. Within our time selling land here, however, a number of like-type individuals looking to build unconventional structures and/or live an off-grid lifestyle, have purchased property from us, relocated and begun to develop the region and the sense of community within it. While there is still a great deal of undeveloped land here and plenty of privacy, a number of our past buyers have created a [Rio Grande Estates Facebook group](#) for those who own land here or are looking to relocate to help better educate people on the region. This group of land owners also acts as an excellent resource for things like surveyors, well drillers and fence builders.

**Adjacent Parcels:** It should be noted that because this region was first subdivided almost entirely into 1 acre parcels, it is very difficult to find larger acreage here. For those looking for anything bigger than 1 acre of land you'll need to purchase adjacent lots which total the amount of land you're looking to develop (2 acres = 2 lots, 3 acres = 3 lots, so on and so forth). Prospective buyers should be aware that combination lots are very difficult to come by here and the larger the property you require, the less likely it is to exist. While Hemingway Land has sold a number of adjacent lots in this region (including lots combos as large as ten acres) that is the exception and not the rule in a subdivision platted like this one. In circumstances where we have two neighboring lots, they will always be sold together as they are inherently more valuable.

**Photography Disclosure:** Unlike our other listings, the properties being sold in Socorro County's Rio Grande Estates are being represented with photos from different regions of the subdivision and are not property-specific. As Hemingway Land has purchased and had photographed so many parcels throughout this area – and because there is little observable difference in the roads, topography and scenery – we have elected to reuse past photos. It should be noted, however, that this is not something we would do if we didn't have hundreds of images from nearly every intersection in the subdivision. While we feel this serves as a reasonable representation of the properties, any prospective buyer looking for a more precise sense of the exact parcel is welcome to scout any property we have in inventory.

### **NEARBY TOWNS**

Rio Grande Estates sits just east of the I-25 corridor. From this subdivision, Belen is only ten miles north and Albuquerque only forty miles. The Rio Metro has stops in Belen as well as nearby Los Lunas which may help with commutes back and forth to nearby Albuquerque and as far north as Santa Fe.

The nearest Walmarts can be found in Belen, Los Lunas and Socorro and the nearest Home Depot in Los Lunas.

Belen: 24 miles (25 min)

Los Lunas: 37 miles (37 min)

Albuquerque: 57 miles (53 min)

Elephant Butte: 100 miles (1 hr 33 min))

### **NEARBY ATTRACTIONS**

Elephant Butte Lake, the largest body of water in the state, is located only ninety miles south of Rio Grande Estates along the I-25. This region boasts excellent recreation opportunities such as fishing,

boating, jet skiing, camping and RV'ing and may provide excellent weekend getaways for you and the family.

Elephant Butte Lake ([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](#))

