REFERENCE NUMBER: SCNM-28687G

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.

County, State:	Socorro County, New Mexico
Lot Size:	2 Acres
Nearest Town:	Belen
Street Address:	Not Designated
Zip Code:	87062
Latitude & Longitude:	Center: 34.44230,-106.71440
	NW: 34.44270,-106.71500
	NE: 34.44260,-106.71380
	SW: 34.4420,-106.71500
	SE: 34.4420,-106.71380

LEGAL INFORMATION

Legal Description:	Rio Grande Estates, Unit 3, Block 158, Lots 21 & 22
Parcel Number:	Z3971B1063
	Z3971B1064
Account Number:	R029008
	R029009
Annual Taxes:	$42.00

ACCESS & UTILITIES

Roads & Access: The subject property is located along Ochoa Avenue just west of Garcia Street. The road conditions here are good and can be navigated by any vehicle type.

Power & Utilities: The nearest residential power lines are located more than a mile from the subject property. Because of this, prospective buyers are encouraged to investigate alternative forms of energy such as solar panels. Anyone looking to research the cost of getting connected to the grid is encouraged to contact PNM, the local utility servicing this region.

Legal Access:	Yes
Access Road:	Ochoa Avenue
Access Condition:	Well-Maintained Dirt Roads
Access Frontage:	Undefined
Power:	Solar or Alternative
Phone:	Mobile or Satellite
Water:	By Well or Holding Tank
Sewer:	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" dwellings 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.

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

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 ninty 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)

