

**AN APPRAISAL OF
THE FEE SIMPLE INTEREST
A PROPOSED 66.960 ACRE TRACT JUST EAST OF THE VETERANS HOME
T or C, SIERRA COUNTY NM**

OCTOBER 23, 2023

**FOR
CITY OF TRUTH OR CONSEQUENCES NEW MEXICO
TRACI ALVAREZ, ASSISTANT CITY MANAGER
505 SIMS ST.
TRUTH OR CONSEQUENCES NEW MEXICO**

**BY
LEE MORRIS
MORRIS APPRAISAL SERVICE INC.
PO BOX 1119
LAS CRUCES, NM 88004**

66.960 acres

MORRIS APPRAISAL SERVICES, INC.

SPECIALIZING IN RURAL, FARM AND RANCH PROPERTIES

LEE MORRIS
State Certified – New Mexico

Federal Tax ID #26-3909383

PO Box 1119
LAS CRUCES, NEW MEXICO 88004
(575) / 636-2003

October 23, 2023

City Of Truth or Consequences New Mexico
Traci Alvarez, Assistant City Manager
505 Sims St.
Truth or Consequences New Mexico

PO# 79041

Subject: A proposed 66.960-acre tract just east of the Veterans Home

Dear Ms. Alvarez,

In accordance with your request, Lee Morris of Morris Appraisal Services Inc. has prepared an appraisal of the fee simple interest in the above property. T or C, Sierra County NM. This appraisal is being prepared to facilitate the client a potential sale. Date of inspection was October 23, 2023, which is the effective date of this appraisal. The appraisal is for the potential sale of the subject property.

Definition:

“Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.” (The Dictionary of Real Estate Appraisal, 4th Ed., page 113)

Lee Morris’ analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. Data was collected and confirmed from credible confidential sources only. This report does not use data from other states but may use data from other cities and counties.

66.960 acres

Therefore, by reason of my research of the current market, and by virtue of my experience, I have formed the opinion that the fee simple interest value of the 66.960-acre tract just east of the Veterans Home, as of the effective date of this report was.: **\$235,000.00.**

TWO HUNDRED THIRTY-FIVE THOUSAND DOLLARS

Respectfully submitted



Lee Morris

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Location:	Just East of the Veterans home and West of the Rio Grande Rive, Truth or Consequences, Sierra County New Mexico.
Land Area:	66.960 acres or 2,916,777.60 SF
Value Sought:	Market Value
Interest Appraised:	Fee Simple
Use of Appraisal:	To estimate the market value to assist the client in a potential sale.
Highest & Best Use:	Light Manufacturing.
Zoning:	M1, Light Manufacturing
Flood Zone:	The subject is located in flood area X, outside the 100 year flood plain. Map 3500730005C dated July 16, 1996.
Reasonable Exposure Time:	One Year
Intended Users:	City of Truth or Consequences
Recent Ownership History:	To the best of my knowledge the subject property is currently not listed for sale. Nor have there been any transfers in the previous three years.
Date of the Report:	October 23, 2023. The subject was personally inspected by the appraiser on this date.
Appraiser:	Lee Morris

APPRAISAL REPORT

SUBJECT: A 66.960-acre tract just east of the Veterans Home and West of the Rio Grande.
Truth or Consequences, Sierra County New Mexico

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to estimate the market value, as defined, of the subject property, as of the effective date of the appraisal. The property is appraised as if free and clear, and as if without liens and encumbrances.

INTENDED USE OF REPORT:

This appraisal is intended assist the client in a potential sale.

ITENDED USERS OF THE REPORT

The intended users of this report City of Truth or Consequences.

EFFECTIVE DATE OF VALUE: October 23, 2023

DATE OF INSPECTION: October 23, 2023

DATE OF REPORT: October 25, 2023

MARKET VALUE ESTIMATE:

Fee Simple **\$235,000.00**

REASONABLE EXPOSURE TIME: One year.



LEE MORRIS, MNAA

LIMITING CONDITIONS AND ASSUMPTIONS

By this notice, all persons and firms reviewing, using or relying on this report in any manner bind themselves to accept these assumptions and limiting conditions. Do not use this report if you do not so accept. These conditions are a part of the appraisal report. They are prefaces to any certification, definition, fact or analysis, and are intended to establish as a matter of record that my function is to provide a present market value indication for the subject property based upon my observations as to the subject property and real estate market. This appraisal report is an economic study to estimate value as defined in it. It is not an engineering, construction, legal or architectural study nor survey and expertise in these areas, among others, is not implied.

The liability of Morris Appraisal Services, Inc. and employees and affiliated independent contractors is limited to the client only and to the fee received (total per appraisal). Further, there is no accountability, obligation, or liability to any third party.

The legal description is assumed to be correct as used in this report as furnished by the client, his representative, or as derived by me.

I assume no responsibility for matters legal in character, nor do I render any opinion as to title, which is assumed to be marketable. Unless otherwise stated, all existing liens and encumbrances have been disregarded. The property is appraised as though free and clear and under responsible ownership and competent management.

Any sketches in this report are included to assist the reader in visualizing the property. I have made no survey of the property and assume no responsibility about such matters.

This appraisal is made on the premise that there are no other encumbrances limiting the use of the appraisal property than those herein reported.

The information contained in this report was gathered from seemingly reliable sources, but is in no sense guaranteed.

Possession of this report or any copy of it does not carry with it the right of publication, nor may

it be used for other than its intended use. The physical reports remain the property of the appraiser for the use of the client, the fee being for the analytical services only. The client may distribute copies of this appraisal report in its entirety to such third parties as he may select; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this appraisal report. Neither all nor any part of this appraisal report shall be disseminated to the public by advertising media, public relations, news, sales or other media for public communication without the prior written consent of the appraiser.

I assume that there are no hidden or unapparent conditions of the property, subsoil or structures, which would render it more or less valuable. I assume no responsibility for such conditions or for the engineering required to discover such factors.

The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. I am not an expert in the identification of hazardous substances or detrimental environmental conditions. Routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions, which would affect the property negatively. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous materials and environmental conditions on or around the property that would negatively affect its value.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey to determine if it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

The contract for appraisal, consultation or analytical service is fulfilled, and the total fee is

payable upon completion of the report. The Appraiser(s) or those helping in preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal, in full or in part, nor engage in post appraisal consultation with client or third parties except under separate and special arrangement and at an additional fee. If testimony or deposition is required because of any subpoena, the client shall be responsible for any additional time, fees, and charges regardless of issuing party.

Improvements proposed, if any, on or off-site, as well as any repairs required, are considered, for purposes of this appraisal, to be completed in a good and workmanlike manner according to information submitted and/or considered. In cases of proposed construction, the appraisal is subject to change upon inspection of property after construction is completed. This estimate of market value is as of the date shown, as proposed, as if completed and operating at levels shown and projected.

The fee for this appraisal or study is for the service rendered and not for the time spent on the physical report or the physical report itself. Amount or payment of the fee for services is not contingent on any result, approval amount or other estimates or statements.

I reserve the right to alter statements, analysis, conclusion or any value estimate in the appraisal if there becomes known to me facts pertinent to the appraisal process, which were unknown, when the report was finished. ***An additional charge may be owed if this becomes true.***

Acceptance of, and/or use of, this appraisal report by client or any third party constitutes acceptance of the above conditions. My liability extends only to the stated client, not subsequent parties or users of any type, and the total liability of appraiser and firm is limited to the amount of the fee received by appraiser.

It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described and considered in this report.

It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described and considered in this report.

EXTRAORDINARY ASSUMPTIONS:

USPAP defines this as a condition, directly related to a specific assignment, as of the effective date of the assignment results, which if found to be false, could alter the appraiser's opinions or conclusions.

For this assignment there are two. First, that information provided to the appraiser is true and correct. Second, the subject is proposed tract of land. It is assumed that the final size will be that of the provided survey.

HYPOTHETICAL CONDITIONS:

USPAP defines this as a condition, directly related to an assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.

For this assignment there are none.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS:

Unless otherwise noted, this appraisal was prepared for a party with at least a general knowledge and familiarity of the South-Central New Mexico area. Data used in this report was collected and confirmed from local sources only. This report does not use data from other cities, counties or states and no comparisons were made of the subject property or its environs with other market areas. The appraiser has inspected the subject property. The appraiser has inspected the comparable sale properties.

To develop the opinion of value, the appraiser performed a complete appraisal process, as defined by the Uniform Standards of Professional Appraisal Practice.

This Appraisal Report is a brief recapitulation of the appraiser's data, analyzes, and conclusions. Supporting documentation is retained in the appraiser's file.

SCOPE OF WORK :

This appraisal is being prepared to determine the market value, as defined, of the subject property in the "AS IS" condition. To complete the agreed upon work the following steps were undertaken:

1. Inspection of the subject property.
2. Gathering of data from verifiable sources, both primary and secondary.
3. Investigation of the general economic and demographic conditions to the area and region.
4. Collection and verification of sales from reliable sources.
5. Supply enough information within the report to create a credible report.
6. Include all assumptions, exclusions, and limiting conditions that could have an impact on the final determination of value.
7. Include a signed certification within the report.
8. Due diligence, sufficient data, and analysis are included to meet the needs of the client.

STANDARD APPRAISAL TECHNIQUES BRIEFLY EXPLAINED

There are three distinctly separate approaches in appraising real property that when applied to market data indicate a property's value in its own market. These approaches, or techniques, are commonly distinguished from each other by the nature of the data used; cost, sales, or income. It should be emphasized there that all three approaches to value are based upon the market behavior of buyers and sellers, and therefore, if ample market data is available for all approaches, then each approach should provide a similar estimate of value for the subject. This is the ideal situation, however, and is not often encountered by the appraiser. Therefore, the final value estimate is based upon that approach for which the quantity and quality of market data are most readily available and reliable. A brief explanation of these techniques and their application to this appraisal follows.

Cost Approach to Value:

In the cost approach to value the appraiser estimates the amount of money required to produce an improved property of the same utility as the property being appraised. As an alternative to purchasing the subject property, an informed purchaser is assumed to consider purchasing a vacant tract of land and constructing improvements of the same utility. The basic economic principle of this approach states that no one is justified in paying more for a property than that amount by which he can obtain, by purchase of the site and construction of the improvements, without undue delay, a property of equal desirability and utility. In the application of the cost approach, the current cost of reproducing the improvements is estimated and then accrued depreciation from all sources is deducted. To the depreciated value of the improvements is then added the value of the land to arrive at the indicated value of the property from the cost approach.

Sales Comparison Approach to Value:

The sales comparison approach to value is a process of comparing sales data, that is, the price paid for similar properties, prices asked by owners, and offers made by prospective purchasers willing to buy. The sales data approach is based upon the principle of substitution, which holds that a prudent person will not pay more for a property than it would cost to buy an equally desirable substitute property. The application of the sales comparison approach requires the comparing and rating of the property being appraised with similar properties for which sales data is available. By making adjustments for any physical, functional and location differences, indications are developed of what these comparable properties would have sold for had they possessed the same characteristics as the subject.

Capitalized Net Income Approach to Value:

Real estate represents the present worth of future benefits, which an owner can reasonably anticipate. The income approach to value is a discounting process through which future income expectations are translated to present worth. The income approach is predicated on the assumption that there is a definite relationship between the amount of net income the property can produce and its value. The application of the income approach calls for estimating the economic rent that the property can produce. After estimating the gross income, the provision for vacancy and collection loss is deducted as well as the estimated expenses, which will be incurred in producing this gross income. The expenses estimate must consider the necessary operating expenditures, taxes, insurance, and reserves for replacement of short-lived items. The net income thus derived is then capitalized into an indication of value using a capitalization rate, which is typical for the property being appraised in the current market environment.

Approaches Applicable to this Appraisal:

For this appraisal, only the sales comparison approach to value will be developed. There are no buildings on the subject land, so the cost approach does not apply. There is no income stream to the land to develop an income capitalization approach.

IDENTIFICATION OF THE APPRAISED PROPERTY :

Type of Property: A proposed vacant tract of land within the Truth or Consequences City Limit.

Location: Just east of the Veterans Home and West of the Rio Grande. T or C New Mexico.

Legal Description: See attached survey.

Sierra County Assessor Owner No. 20642

Owner of Record: City of Truth or Consequences

Owner ID#: .

Assessed Value:

Land: \$410,544.00 *

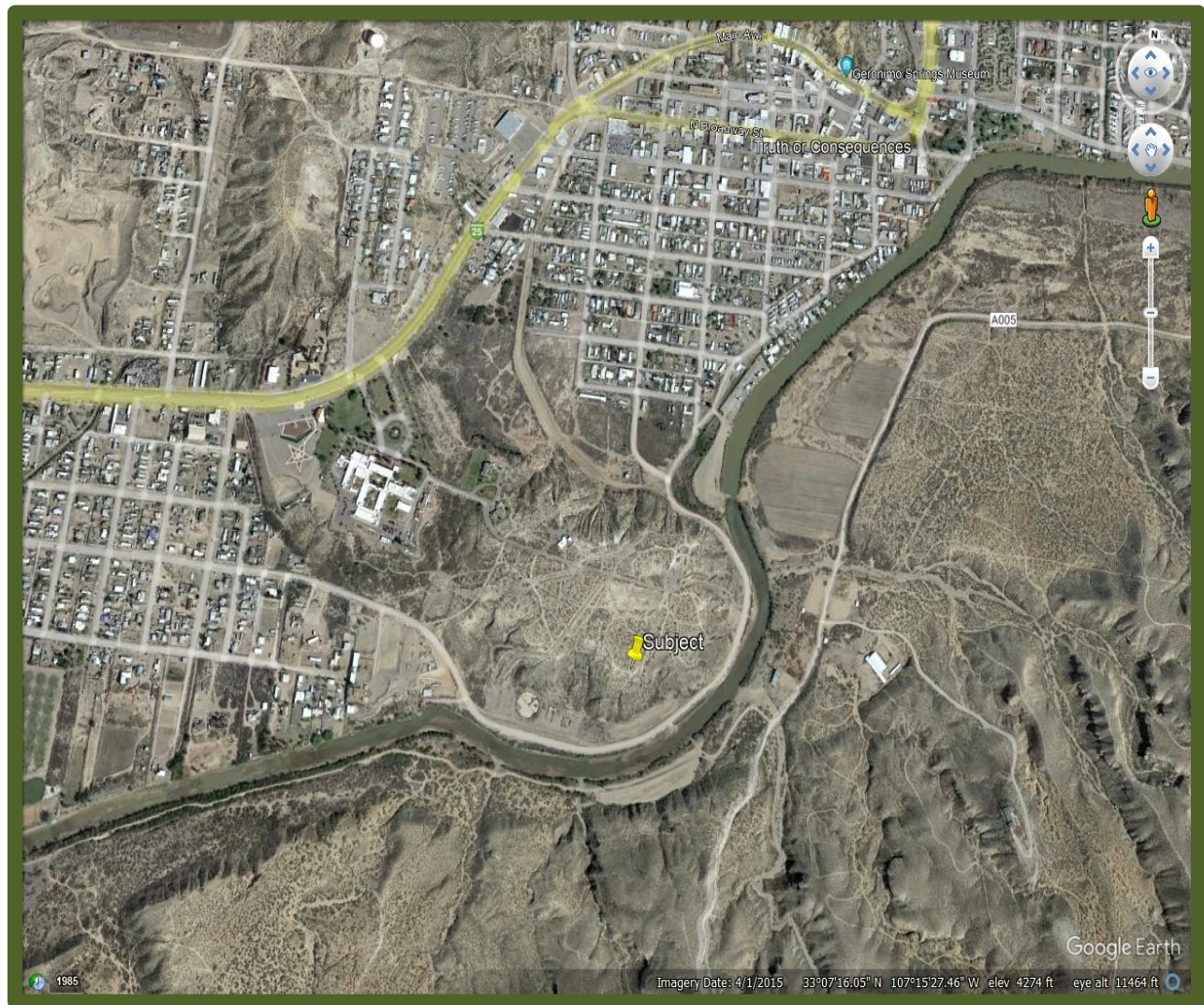
- This is for all of the property and not just the subject of this report *

According to the County Assessor the property is exempt.



Regional Map

66.960 acres
15



Subject Map

66.960 acres
16



Subject Tract



NM Highway 181

66.960 acres
17

LOCATION DESCRIPTION :

Geographic Influences:

This subject property is located in T or C, Sierra County, New Mexico and approximately 75 miles northwest of Las Cruces, New Mexico. This is a ranching area within the state of New Mexico; most of the employment activities are related to agriculture. Truth or Consequences is the county seat. Sierra County contains approximately 4,236 square miles, which includes approximately 56 square miles of water. Farmland is limited to the southern part of the county in the Rio Grande Valley below Caballo Lake State Park. The county is bounded on the West by the Black Range part of The Gila National Forest and on the East by the San Andres Mountains, with peaks above 7,500 feet. The elevation of the city is 4,100 feet. The Rio Grande River bisects the county, providing water for agriculture and recreation.

The area has an arid continental climate characterized by moderately warm summers, mild winters and average rainfall. Average precipitation is approximately fourteen inches per year, with average snowfall being 3 inches per year. Summer temperatures generally range 30 degrees bringing appreciable cooling at night. Daytime winter temperatures generally range between 25 and 40 degrees in the coldest months and night temperatures very rarely fall below zero in the lower elevations of the county, the higher elevations will be much cooler. Humidity is low. Winds are usually light from the West except during late winter and spring. Sierra County has an average growing season of 201 days, from April 10 to early October. The area normally experiences from 75 to 80 percent of the sunshine possible each day.

Farmland is limited to the areas of land along Rio Grande River.

Population:

The population of T or C and Sierra County has remained fairly stable over the past few years or so. According to the US Census Bureau the population of the county in 2010 was 11,988 and within T or C the population was 6,475.

Housing:

Census data reports the total housing units in Sierra County for 2010 as 8,602. Owner occupied housing represents 73.9% while renters occupy 36.1%. Average household size is 2.75.

Summary and Conclusion:

The prospect for overall economic growth in the area is good due to the stability of the federal and state facilities, the established agribusiness, the recreation provided to the state by the two large lakes and numerous state parks in the area, the proposed opening of a new spaceport facility in the southeastern part of the county, and a proposed new NASCAR type racetrack

MARKET AREA ANALYSIS :

Types of Improved Properties:

Commercial:	15%
Industrial:	0%
Residential:	45%
State Parks	20%
Vacant agricultural land:	20%

Recent Market Activity: Within the past few years' development activity has slowed. The
66.960 acres

demand for new residential subdivisions has declined with no new subdivisions being considered in this part of the county at this time.

Utilities: Public utilities in the neighborhood include electric and telephone. Many of the homes in the area have utilized septic systems for wastewater treatment. Many also have private wells for drinking water.

PROPERTY DESCRIPTION

Location: Just east of the Veterans Home, Truth or Consequences NM.

Access: Riverside Rd.

Size and Shape: 66.960 acres or 2,916,777.60 SF mostly irregular.

Topography: Hill tops and sides to mostly level bottoms.

Drainage: Appears adequate.

Site Improvements: None.

Encroachments or Easements: Those noted on the deed or survey.

Special Amenities: None

Adverse Influences: None noted.

Flood Zone: The subject property is in an area outside of the 100 year flood zone by FEMA.

Environmental Concerns: There was no apparent evidence that the property is affected by the existence of hazardous substances or detrimental environmental conditions.

Utilities: City utilities are available.

Zoning: M1, Light Manufacturing by the city of Truth or Consequences.

Legal Limitations to Use: None noted.

HIGHEST AND BEST USE

The highest and best use of the land is defined as “The reasonably probable and legal use of vacant land or an improved property that is legally permissible, physically possible, appropriately supported, financially feasible, and that results in the highest value. (*The Appraisal of Real Estate, Thirteenth Edition, 2008*). To develop an opinion of the highest and best use there are four steps to be analyzed, which are;

1. Possible use of the site – what uses are physically possible, given the size, shape, and topography of the site.
2. Permissible uses of the site – among the physically possible uses, what are the legally allowed uses given the zoning, easements, and/or deed restrictions.
3. Financially feasible uses of the site – among the uses that are physically possible and legally permissible, what uses would provide a reasonable residual net return to the land
4. Most productive uses of the site – among the financially feasible uses which use would provide the greatest return to the land.

Possible Uses:

The subject site is zoned as M1, light manufacturing. The site is level with some utilities. Access is provided off city streets. The uses to the site are many.

Permissible Uses:

The site is zoned as M1 by the City of Truth or Consequences. This zone is for light manufacturing. Most of the land is vacant and ready for development.

Feasible/Productive:

The use as developed meets the all of the criteria for the highest and best use analysis as described.

Conclusion:

Based on an analysis of features, factors, and conditions creating, maintaining, or destroying market value in the immediate area, the highest and best use of the subject property at the effective date of this appraisal is concluded to be:

Commercial/Industrial Light manufacturing

Value is attributable to the uses to which a property can legally be put in the most reasonable and dependably foreseeable future, which will most likely produce the greatest net return over a given period of time. Use makes value and use must be currently in demand by financially able buyers to have value.

THE SALES COMPARISON APPROACH

66.960 acres

SUMMARY OF ANALYSIS AND VALUATION

SITE VALUE:

The value of the site is estimated by direct comparison of the subject property with sales or offers of properties with similar characteristics. Analysis of these property sales and comparison of their value influencing qualities to those of the subject produces the indications of value for the subject land as shown in the following table.

Sale#	1	2	3	4	5	6
Address	88 Armariz	285 Turtleback	Smith	87 Armariz	700 Gray St.	Hwy 179
	T or C	T or C	T or C	T or C	T or C	T or C
MLS/Data Base #	202040473	20162417	20170657	20204075	20212099	20222131
Sale Price	\$200,000	\$84,000	\$130,000	\$200,000	\$220,000	\$208,400
Size	46.51	19.82	198.122	99.125	9.3	96.286
Price/SF	\$4,300.15	\$4,238.14	\$656.16	\$2,017.65	\$23,655.91	\$2,164.39
Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing Terms	Market	Market	Market	Market	Market	Market
Terms Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Adjusted Price	\$4,300.15	\$4,238.14	\$656.16	\$2,017.65	\$23,655.91	\$2,164.39
Conditions of Sale	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Arm's Length
Conditions Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Adjusted Price	\$4,300.15	\$4,238.14	\$656.16	\$2,017.65	\$23,655.91	\$2,164.39
Date of Sale	Feb-22	Aug-19	Oct-17	Jun-21	Aug-21	Oct-22
Date Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Adjusted Price	\$4,300.15	\$4,238.14	\$656.16	\$2,017.65	\$23,655.91	\$2,164.39
Adjustments:						
Legal Use	0.00	0.00	0.00	0.00	0.00	0.00
Physical	0.00	0.00	0.00	0.00	0.00	0.00
Location	0.00	0.00	0.00	0.00	0.00	0.00
Size	-0.10	-0.15	1.60	0.20	-0.80	0.20
Utilities	0.00	0.00	0.00	0.00	0.00	0.00
Access	0.00	0.00	0.00	0.00	0.00	0.00
Subject Rating	0.90	0.85	2.60	1.20	0.20	1.20
Adj. Value/Acre	\$3,870.14	\$3,602.42	\$1,706.02	\$2,421.18	\$4,731.18	\$2,597.27

Indicated value per acre = \$3,500.00

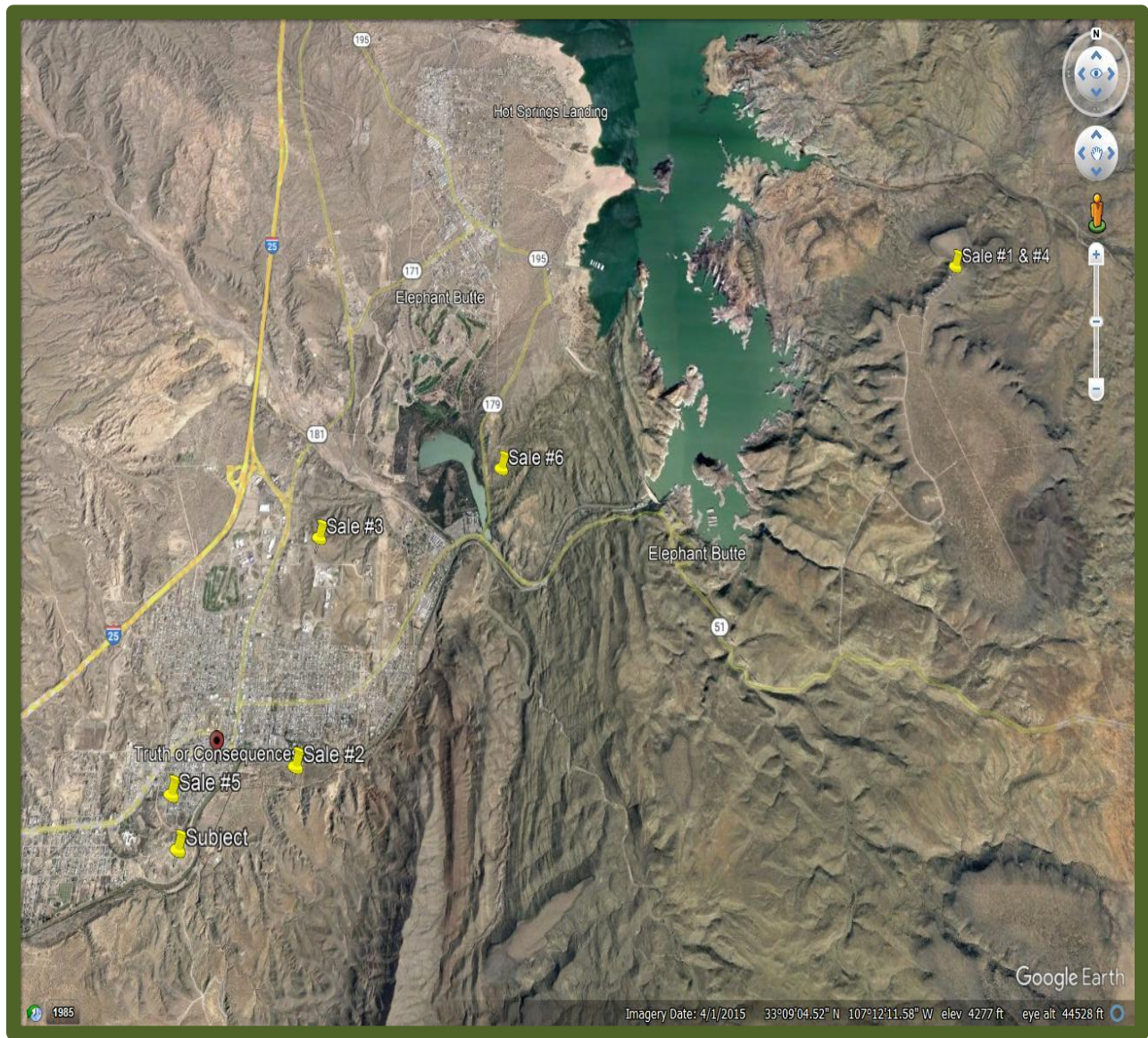
66.960 acres X \$3,500.00 = \$234,360.00

Say \$235,000.00

Median of adjusted sales = \$3,099.88

Avg of adjusted sales = \$3,154.70

66.960 acres



Land Sales Map

66.960 acres
26

Discussion of Sales: The sales analyzed in this appraisal are similar in many respects to the subject and different in some characteristics. The various adjustment categories are as follows:

1. Terms of Financing.
2. Conditions of Sale.
3. Date of Sale (Market Conditions).
4. Legal Use (Zoning, Covenants).
5. Physical Characteristics.
6. Location.
7. Relative size of site.
8. Availability of supporting utilities.
9. Quality of access and exposure.

The adjustment criteria and the comparability of the subject and the comparables are discussed below.

Terms of Financing - The subject property is being appraised on a cash equivalent basis. Therefore; if any of the sales were made under either favorable or unfavorable terms, an adjustment may be called for. An example of favorable buyer terms would be below market interest rates, a very small or no down payment or excessive discount points paid by the seller on behalf of the buyer. A downward price adjustment is usually indicated for favorable terms of sales. All sales analyzed were sold for cash or its market equivalent and therefore no adjustment

was considered justified for terms of sale.

Conditions of Sale - This adjustment is made whenever there is evidence that the sale was not "arm's length". That is to say either the buyer or seller was under other than typical motivation to buy or sell. No such conditions were indicated during confirmation of these sales. Therefore, no adjustments were made.

Date of Sale - This adjustment is made to account for increases or decreases in property value over time due to differences in market conditions, supply and demand, etc. Paired sales analysis for this type of property in the Sierras County area indicates a stable level of prices over the past five or so years. There can be dramatic changes in property prices in specific neighborhoods due to impact of new development such as the construction of a large mall, new interstate access, road improvements, etc. The sales analyzed were all located in stable neighborhoods undergoing normal growth. No adjustment was required.

Legal Use - The difference in permitted uses and density of use for the subject and the sales is important in considering comparability. Generally, properties with the same zoning are considered equal unless there is a protective covenant or other encumbrance restricting use. Properties with different zoning but the same general highest and best use are also considered similar. When differences in zoning or other limitations to use affect the reasons for purchasing a property or its density of use, then an adjustment is made. All sales were considered to be comparable to the subject in terms of legal use.

Physical Characteristics - The physical characteristics of the site including shape, topography, drainage, frontage, and soil conditions are important in considering the comparability of properties. The subject lots have not been developed and will need dirt work to make them ready for building. Lots sales chosen do not need this work so were adjusted downward.

Location - Nothing affecting real estate value is more significant than the location of the property. Whenever possible sales are used that have similar location and neighborhood characteristics. The appraiser attempts to conclude whether the market recognizes that a property is superior, similar or inferior to another in terms of location characteristics. Sales #1, #2, #5, & #6 were adjusted for location.

Size - The relative size of a sale tract as compared to the subject may have an effect on the value. Typically, all other things being similar, a larger tract will sell for less per unit of sale, i.e. square foot or acre, than a smaller tract. Particularly if a tract is likely to be divided one or more times prior to its final use it will sell for less than a similar tract at a size typical of final highest and best use.

Utilities - The availability of supporting utilities is very important in analyzing the comparability of sales to the subject. Most land tracts require basic support utilities such as electricity, water, sewage treatment, and telephone prior to being utilized for any type of high-density use including residential. Adjustment must be made to account for the lack of a necessary utility and/or the cost of extending or providing it. All sales were adjusted for utilities. All were deemed to be superior to the subject.

Access - The ease of access and amount of exposure can be very important criteria affecting the value of real property. Particularly for commercial real estate, ease of access and good traffic exposure are often the most important characteristics.

Discussion of comparable sales- The sales used are the most recent most similar sales to the subject the appraiser could find. Sales #2 and #5 are the most similar and were given the most weight in the final estimate of value. All adjustments are based on market and using the sales within the grid as matched similar. MLS data sheets are included within the addendum and may not be reproduced without written consent of the appraiser.

RECONCILIATION AND FINAL VALUE CONCLUSION

All approaches to value are based upon market data. However, each approach deals with market data differently due to the assumptions or point of view upon which each analysis is based. Each of the property value indications was for the most part, developed independently, and the purpose of the reconciliation analysis is to reevaluate the strength of each approach compared with the others. The value indications developed, and the relative weight given each approach are as follows:

Value by Sales Comparison Approach	\$235,0000.00
Value by Cost Approach	Not Developed
Value by Income Approach	Not Developed
Indicated Value	\$235,000.00
Rounded to	\$235,000.00

That approach in which the appraiser has the most confidence is accordingly given the greatest consideration in the final value estimate. This implies a sufficient quantity of data, which reflects the attitudes of purchasers of this type of property, and maximum data reliability and comparability. The basic assumption underlying all approaches to market value is the principle of substitution, which essentially suggests that a prudent purchaser will not pay more for any particular property than the cost of acquiring a substitute in the open market, and that the purchaser is aware of and does consider alternate properties in the process of his ultimate selection.

FINAL VALUE CONCLUSION

Therefore it is my conclusion, based upon an inspection of the property and data gathered in the investigation as related in this report that the market value of the subject property as of the date of inspection of the subject property is as follows

Market Value of the Fee Simple	\$235,000.00
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MORRIS APPRAISAL SERVICES, INC.

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LEE MORRIS

PO Box 1119

LAS CRUCES, NEW MEXICO 88004
(575) / 636-2003

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- * The statements of fact contained in this report are true and correct.
- * The reported analyzes, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyzes, opinions, and conclusions.
- * I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- * I have not provided services regarding the subject property in the three years immediately preceding acceptance of this assignment, as an appraiser or in any other capacity
- * I have no bias with respect to the property that is the subject of this report or the parties involved with the assignment.
- * My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- * My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- * My analyzes, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice
- * I made a personal inspection of the property that is the subject of this report.
- * No one provided significant professional assistance to the person signing this report.

Respectfully submitted,



Lee Morris, MNAA

Date: October 25, 2023

HARVEY LEE MORRIS

PO Box 1119
Las Cruces, NM 88004
575-640-7060 - Cell

CAREER EXPERIENCE

01/02 - Present, Morris Appraisal Services, Inc. 575-636-2003

Self-employed real estate appraiser and construction inspector. I provide all types of agricultural appraisals, farms, ranches, rural residential, agriculture related businesses, simple to complex residential, simple to complex multi-family, simple to complex commercial, and new and proposed sub-division work. I have performed appraisal assignments on gravel and rock quarries and working precious mineral mining claims, diminution of value due to forest fires, road easements, partial and whole takings, for litigation and other purposes. I have completed large commercial projects, and for various governmental agencies such as universities, counties, cities, and state land offices, where sensitivity to the public concerns were paramount. I have been an expert witness for small to very large claims and have been an integral part of the settlement process, working as an independent valuation consultant. I also provide review appraisals for litigation purposes, banks, and others as requested. As an independent appraiser I am able to provide appraisal and study services for a wide variety of assignments. I also provide construction inspection and consulting services to a variety of customers to include residential, commercial, industrial, underground and civil. I previously served on the New Mexico Board of Real Estate Appraisers and was chairman of the board. Currently certified as MNAA by the National Association of Appraisers. **New Mexico Certified General Appraiser #02932-G.**

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1989-01/2002- all of these years were in the construction industry

I spent the previous years working the construction industry. I held many positions from general contractor/owner, to owner's representative, to project manager, to superintendent, to equipment operator, carpenter, and laborer. I have been involved with many projects ranging in scope from

underground utilities to large institutional buildings. I have built or overseen the construction of civil projects from underground to surface, residential project to include houses to apartments, commercial buildings such as retail and restaurants, to institutional buildings such as 572 bed detention facility, preservation of an historic school which was remodeled into a district court building. At the completion of both of the detention and courtroom facilities I remained with the county and was responsible for the operation and training for both of these facilities.

PROFESSIONAL SEMINARS ATTENDED

Desktop Valuations, Sponsored by Columbia Institute, Las Cruces NM, March 2020

Performing USPAP Compliant Reviews, Sponsored by Columbia Institute, Las Cruces NM, March 2020

2020-21 USPAP Update, Sponsored by Columbia Institute, Las Cruces NM, March 2020

Appraisal of Small Residential Properties, Sponsored by Columbia Institute, Las Cruces NM March 2020.

Redflags in the appraisal process, Sponsored by Columbia Institute, Las Cruces NM, March 2018

ANSI measurement Standards, Sponsored by Columbia Institute, Las Cruces NM, March 2018

USPAP update 2018, Sponsored by Columbia Institute, Las Cruces NM, March 2018

USPAP update 2016, Sponsored by Columbia Institute, Las Cruces NM, February 2016

Integrated Approach's to Value, Denver CO, June 2014, Sponsored by ASFMRA

Eminent Domain April 2014, Denver CO, Sponsored by ASFRMA.

USPAP update 2014, Sponsored by Columbia Institute, Albuquerque NM, February 2014

General Appraiser Report Writing and Case Studies, sponsored by the Appraisal Institute, Dallas TX, October 2013

15 hour USPAP, Sponsored by Columbia Institute, Albuquerque NM 6/2013

Highest and Best Use, sponsored by ASFMRA, Denver CO. 8/2012

USPAP update 2012, 2/2012, sponsored by ASFMRA.

The requirements of Yellow Book, August 2011, Sponsored by the American Society of Farm Managers and Rural appraisers, Denver CO.

Analyzing Distressed Real Estate; April 2010 Sponsored By The Appraisal Institute, Online

USPAP Update 2010; Sponsored by the American Society of Farm Managers & Rural Appraisers, Ruidoso NM.

Attacking and Defending an Appraisal in Litigation: sponsored by the Appraisal Institute. El Paso TX.

USPAP Update 2008; Sponsored by the American Society of Farm Managers & Rural Appraisers, Ruidoso NM.

Advanced Approaches to Value for Rural Appraisal; 2007. Sponsored by American Society of Farm Managers & Rural Appraisers, Kansas City, KS.

Intermediate Approaches to Value for Rural Appraisal; 2007. Sponsored by American Society of Farm Managers & Rural Appraisers, Denver, CO.

Basic Income Capitalization; 2007. Sponsored by Appraisal Institute, Dallas, TX.

USPAP Update; 2006. Sponsored by Appraisal Institute, Albuquerque, NM.

FHA and the New Residential Appraisal Forms; 2006. Sponsored by Appraisal Institute, Albuquerque, NM.

Appraisal Consulting; 2006. Sponsored by Appraisal Institute, Albuquerque, NM.

Appraising from Blueprints and Specs; 2005. Sponsored by Appraisal Institute, Las Cruces, NM.

2004 Rules and Regulations and Statutes Update for Appraisers; 2005. New Mexico Licensing and Regulation Department, Las Cruces, NM.

NM Real Estate Disclosure Law; 2004. Sponsored by Appraisal Institute, Albuquerque, NM.

Mobile Home Manufacture Review; 2004. National Association of Fee Appraisers, Albuquerque, NM.

USPAP Update; 2004. National Association of Fee Appraisers, Albuquerque, NM
Mobile/Manufactured Home Review; 2004. Sponsored by National Association of

Independent Fee Appraisers, Albuquerque, NM.

Online Appraising From Blueprints and Specifications; 2003. Sponsored by Appraisal Institute.

Rural Appraisal, 2002. New Mexico State University, Las Cruces, NM.

USPAP; 2001. Sponsored by National Association of Fee Appraisers, El Paso, TX.

5.0 Professional Standards of Practice; 2001. Sponsored by National Association of Independent Fee Appraisers, El Paso, TX.

Real Estate Law; 2000. New Mexico State University, Las Cruces, NM.

Principles of Finance, 2000. New Mexico State University, Las Cruces, NM.

Principles of Real Estate, Real Estate Law, Real Estate Valuation, Rural Appraisal; 2000. New Mexico State University, Las Cruces, NM.

Real Estate Valuation, 2000. New Mexico State University, Las Cruces, NM.

EDUCATION

New Mexico State University; Las Cruces, NM, 3.54 GPA. Crimson Scholar, Bachelor's Degree, May 2013. Copy of transcript available on request.

New Mexico State University; Las Cruces, NM, 1993 - 1994, 3.66 GPA. Real Estate, Business Finance, and Economics.

New Mexico State University, Las Cruces, NM, 1976 - 1978. Accounting and Small Business Administration.

ORGANIZATIONS

Member; New Mexico Real Estate Appraiser Board. 2009-2011

MNAA, Charter Member of The National Association of Appraisers

REFERENCES

1st New Mexico Bank
Chuck Widger
3000 E. Lohman
Las Cruces, NM 88011
575-556-3000

Farm Credit of New Mexico
Richard Armijo ARA, Vice President
PO Box 15039
Las Cruces, NM 88004
575-528-7104

66.960 acres

Dan Delaney Real Estate
Dan Delaney
318 W. Amador Avenue
Las Cruces, NM 88005
575-647-5041

CRUA
Brent Westmoreland, Executive Director
Las Cruces NM 88007
575-649-9349

Partial Client List

New Mexico State University
Liberty Mutual Insurance
First NM Bank
Doña Ana County
City of Las Cruces
Turner Branch Law Firm
Farm Credit of Missouri
Cadigan Law Firm

New Mexico State Land Office
Cochiti Pueblo
Wells Fargo
Otero County
Joseph Holmes, Attorney
Farm Credit of NM
Boy Scouts of America

Expert witness in:

Bernalillo County District Court
Doña Ana County District Court
Federal Bankruptcy Court

Partial Court Case List.

D-1329-CV-2018-02242

D-1329-CV-2012-01665

D-1329-CV-2013-01224, 01223

State of New Mexico

REAL ESTATE APPRAISERS BOARD

PO Box 25101 Santa Fe, NM 87505 (505) 476-4622



This is to certify that

Harvey Lee Morris #02932-G

Having complied with the provisions of the New Mexico Real Estate Appraisers Act is hereby granted a license to practice as a

General Certified Appraiser

This appraiser is eligible to perform in Federally Related Transactions

Issue Date: 01/28/2008 Date Expires: 04/30/2024

THIS LICENSE MUST BE CONSPICUOUSLY POSTED IN PLACE OF BUSINESS

National Association of Appraisers



This is to Certify that

Harber L. Morris

Has formally qualified for membership in the National Association of Appraisers
and has been accepted as such and designated by the Board of Directors as a

Member

National Association of Appraisers

NAA

and is entitled to all rights and privileges appertaining thereto.

By

Ceresa E. Walker, Administrator

Member No. 24



James C. Egan

James C. Egan, NAA, President
Reissued: April 28, 2015

A D D E N D U M

66.960 acres

**CITY OF TRUTH OR CONSEQUENCES**

505 Sims St.
Truth or Consequences, NM 87901
PH: (575) 894-6673
FAX: (575) 894-0363

PURCHASE ORDER**PO Number:** 79041**Date:** 10/19/2023**Requisition #:** 90957**Vendor #:** 8806

ISSUED TO: MORRIS APPRAISAL SERVICE INC
Attn: LEE MORRIS
PO BOX 1119
LAS CRUCES, NM 88004-

SHIP TO: City of Truth or Consequences
505 Sims St.
Truth or Consequences, NM 87901

ITEM	UNITS	VENDOR PART #	DESCRIPTION	GL ACCT #	PROJ ACCT #	PRICE	AMOUNT
1	0		APPRAISAL OF CITY PROPERTY	101-1010-48598		0.00	3,245.25
			CITY PROPERTY				
			UPC 3022079305341				

Chief Purchasing Office

Kristen D. Wilson

Date:

10/18/23

Director of Finance:

Requisition approved electronically.

City Manager:

Requisition approved electronically.

SUBTOTAL:	3,245.25
TOTAL TAX:	0.00
SHIPPING:	0.00
TOTAL	3,245.25

1. Send INVOICE to Accounts Payable, address as noted above.
2. Prepay all transportation charges, and attach receipted freight bill to invoice.
3. Show our Purchase Order number on all invoices, Bills of Lading, Packages, etc.
4. This order must NOT be filled in greater or lesser quantities than shown without our written permission.
5. This order is issued with the understanding that if material is not according to our specifications, same will be returned at seller's expense.
6. The right is reserved to cancel this order if not filled within a reasonable length of time.
7. The City is exempt from all federal excise and state tax - ID# 01-405755-007

66.960 acres

[Click to Print](#)

Owner Information

Owner # 20642 **District** 6 IN
CITY OF T OR C

505 SIMS ST
T OR C NM 87901

Estimated Taxes for Owner

Estimated Tax Estimated Year used
\$0.00 2023

[Calculate Estimated Tax](#)

Recap Value Information

Central Full Value	0	Full Value	1122633
Land Full Value	410544	Taxable Value	374211
Improvements Full value	712089	Exempt Value	374211
Personal Property Full Value	0	Net Value	0
Manufactured Home Full Value	0		
Livestock Full Value	0		

Property Information

Property Code 3022079305341
Book 52 **Page** 159 **Reception#** 198600522
Physical Address
Bldg **Apt**

66.960 acres

Section 4 Township 14 S Range 4 W

64.13 ACRES IN S2N2,S2
INCLUDES PALOMAS BLK 29 S5' OF LOT
15, ALL LOTS 16-18 AND
PALOMAS BLK 29A LOTS 1-8
SECTION 05 TOWNSHIP 14S RANGE 04W
10.36 ACRES IN SE4NE4,NE4SE4
CONT 74.49 ACRES TOTAL
INCLUDES VETERANS MEMORIAL PARK

Property Value Information

008 Non-Residential Other Exemptions 0.00 374211

Property Information

Property Code 3022079305341D
Book 52 Page 159 Reception# 0
Physical Address
Bldg Apt
Subdivision PALOMAS, HOT SPRINGS TOWNSITE
BLOCK 29 LOT
BLOCK 29 LOT
S5' OF LOT 15
ALL OF LOTS 16 THRU 18
VALUE INCLUDED IN 64.13 ACRES IN
SEC 4 TWP 14S R4W

Property Information

Property Code 3022079305341D2
Book 52 Page 159 Reception# 0
Physical Address
Bldg Apt
Subdivision PALOMAS, HOT SPRINGS TOWNSITE
29A BLOCK 29A LOT 2
29A BLOCK 29A LOT 3
29A BLOCK 29A LOT 4
29A BLOCK 29A LOT 5
29A BLOCK 29A LOT 6

29A BLOCK 29A LOT 7
29A BLOCK 29A LOT 8
29A BLOCK 29A LOT 1
29A BLOCK 29A LOT 2
29A BLOCK 29A LOT 3
29A BLOCK 29A LOT 4
29A BLOCK 29A LOT 5
29A BLOCK 29A LOT 6
29A BLOCK 29A LOT 7
29A BLOCK 29A LOT 8
29A BLOCK 29A LOT 1
LOT 1 THROUGH 8 INCL
VALUE INCLUDED WITH 64.13 ACRES IN
SEC 4 TWP 14S R4W

Assessor Report

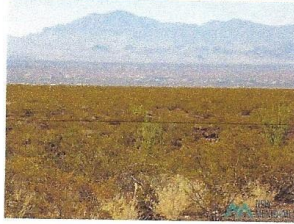
66.960 acres

MLS # 20204073

Address: 88 Armendariz Road Road

Page 1 of 4

PRIMARY INFORMATION



Addre ss 88 Armendariz Road Road
Asking Price \$250,000
Total # of Acres 46.51
Status SOLD NON NMMLS MEMBER
Legal Description Tract 1 a 46.510 acre tract in the Pedro Armendariz Land Grant No 33, in PROJECTED Sections 15 and 16, Township 13 South Range 03 West, NMMPM

MLS # 20204073
Sale/Rent For Sale
Class LAND
Type Acreage
City Truth Or Consequences
State NM
County Sierra County
Zip 87901
Days On Market 528



BROKER / BROKERAGE INFORMATION

Broker C. EARL GREER - CELL: 505-350-1155
Listing Broker Email ceg@plazarealtynm.com
Broker 1 License # 14717
Listing Office 1 PLAZA REALTY - OFFC: 575-744-5140
Listing Broker 2
Listing Broker 2 License #
Listing Office 2
QB Name Greer
QB License # 14717
Address 2
Structure
Special Finance
Municipal Water N
Type of Listing
Days On MLS 526

List Team
Transaction Coordinator No
Transaction Coordinator Name
Office Broker CINDY TORRES
Office Broker License # 14717
Variable Rate No
Buyer's Broker Compensation 5%
Covenants
Apx Sq Ft
Estate Owned
Assumable Y/N
Sold Price per Acre
IDX Disclaimer

The offer of compensation for this listing is made only to participants of the New Mexico MLS where the listing is filed.

PROPERTY INFORMATION

Comp Only No
Comp Type
Non-Branded Virtual Showing Yes
Showing Instructions Vacant land- call LB for directions and more info
Directions East on 3rd through Ash Canyon to Armendariz Road-follow road to end of pavement in Champagne Hills, property straight in front
Owner (Recorded Name) Janos/Taylor/Ruffini
Sellers NMREC Licensee No
Lot Land Size
Pre-Seller Concession \$
Sq Ft Source
Lot Size Irregular Yes
Water Rights Y/N
Water Acreage Feet
Acres-Range 46.510
Acres-Pasture
Acres-Dry Farm
Acres-Cultivated
Acres-Irrigated
Acres-Orchard
Acres-Private

Parcel ID or Uniform Parcel Code 3015075266129
Zoned
Extra Territorial Zoning
Home Owner Assoc No
Public Improvement Dist No
Subdivision
Original Price \$250,000
Lease Hold

MLS #: 20204073

10/24/2023 02:23 PM

Page 1 of 4

66.960 acres

44

MLS # 20204073

Address: 88 Armendariz Road Road

Page 2 of 4

Acres-BLM
Acres-Forest
Acres-Deeded
Acres-State
Acres-Other

SECONDARY PROPERTY INFORMATION

Gas	N	Audio/video surveillance?	No
Septic	N	Geocode Quality	
Municipal Sewer	N	Search By Map	
Electricity	N	Associated Document Count	1
Well	N	Additional Utilities Info	Well and septic needed; Electricity and landline telephone adjacent; propane gas
Total Baths			
Property Disclosure	No		

DATA DISSEMINATION

Internet Y/N	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	No
VOW AVM	No	IDX Include	Y
Non-Branded Virtual URL	Non-Branded Virtual URL	Homesnap Facebook Market	
Automated Valuation	No	Blogging	Yes
Realtor.com	Yes	List Hub	Yes
CoStar/Homes.com	Yes	Move	Yes
CoStar/Homesnap.com	Yes	Smarter Agent	Yes
Terradatum	Yes		

FEATURES

ACCESS TO PROPERTY	ELECTRIC	OTHER UTILITIES	TERMS OF SALE
Driveway To St/Fed	Near-Site	Telephone	Cash
ADJACENT/ADJOIN	EQUIPMENT	POSSESSION	Conventional
Lake	None	Upon Funding	Owner Financing
Other	FEES	SEWER	TERRAIN
ASSESSMENTS	None	Septic-Needed	Flat
Unknown	GAS	SOIL TYPE	Gradual Slope
CROPS/LIVESTOCK	Propane	Loam	Steep Slope
None	IMPROVEMENTS	Rock	WATER
FLOOD ZONE	Road-Unpaved	Sandy	Well-Needed
Unknown	WATER, MINERAL RIGHTS		
	None		

FINANCIAL INFORMATION

Seller Pays NM GRT?	Yes	Taxes \$	\$503.00
GRT Code	21021 – Sierra County, Remainder	Tax Year	2019
Short Sale	No	Owner Financing	Yes
REO/Bank Owned	No	Auction	No
3rd Party Approval	No	Assessments 1	
Court Approval	No	Assessments 2	
List Type	Exclusive Right to Sell	Financial Remarks	
Sole & Separate Agreement			

IMPORTANT DATES

Listing Date	9/8/2020	Input Date	9/10/2020 9:07 AM
Expiration Date	8/31/2021	Status Date	2/23/2022
Off Market Date	2/18/2022	Price Date	9/10/2020
Update Date	2/23/2022 11:44 AM	HotSheet Date	2/23/2022
Buyer Contingency Deadline		Auction Date	
Time Off Market			

INFORMATION DISSEMINATION

Broker Hit Count 12
Client Hit Count 0
Picture Count 40

BROKER ONLY REMARKS

Broker Only Remarks Broker working with Buyer to verify and confirm all data! Vacant land-show and sell! There is an existing Road agreement in place called East Shore Road District Association.

MLS #: 20204073

10/24/2023 02:23 PM

Page 2 of 4

66.960 acres

45

PUBLIC & SYNDICATION REMARKS

Public Remarks WOW! Take a look at this 46+ acre tract that overlooks Elephant Butte Lake! This lot sitting atop a desert plateau provides incredible views! Between 6 mountain ranges, Kettle Top, McRae Canyon and the Jornada Del Muerto-giving you MILES of views- you will never tire of the gorgeous vistas that will be yours! Out away from the hub-bub of the city, this tract borders Bureau of Reclamation lands, the lands that surround the lake- giving you immediate access to the lake! Paved road and about 700 ft of dirt to property.

Syndication Remarks C. Earl Greer 505.350.1155 and Plaza Realty 575.744.5140 off this 46+ acre tract that overlooks Elephant Butte Lake! This lot sitting atop a desert plateau provides incredible views! Between 6 mountain ranges, Kettle Top, McRae Canyon and the Jornada Del Muerto-giving you MILES of views- you will never tire of the gorgeous vistas that will be yours! Out away from the hub-bub of the city, this tract borders Bureau of Reclamation lands, the lands that surround the lake- giving you immediate access to the lake! Paved road and about 700 ft of dirt to property. Take a look! ceg@plazarealtynm.com www.plazarealtynm.com

SOLD INFORMATION

Contract Date	6/9/2021	Selling Broker 1	
Closing Date	2/18/2022	Selling Office 1	PLAZA REALTY - OFFC: 575-744-5140
How Sold	Cash	Selling Broker 2	
Sale Type	Arm Length Sale (Unrelated Parties Acting in their Own)	Selling Office 2	
Sold Price	\$200,000	Sell Team	
Sold Price Per SQFT		Additional Comments	
Final Seller Concession			

ADDITIONAL PICTURES**Land Sale #1**

66.960 acres

46

MLS # 20162417

Address: 285 Turtleback

Page 1 of 3

PRIMARY INFORMATION



Address	285 Turtleback	MLS #	20162417
Asking Price	\$99,000	Sale/Rent	For Sale
Total # of Acres	19.82	Class	LAND
Status	Sold-In House	Type	Acreage
Legal Description	Book 108 Page 3887 Section 3 Township 14 S Range 4 W 19.829 ACRES IN N2NW4	City	Truth Or Consequences
		State	NM
		County	Sierra County
		Zip	87901
		Days On Market	1173



BROKER / BROKERAGE INFORMATION

Broker	SUMMER WOODS - CELL: 575-650-0930
Listing Broker Email	
Broker 1 License #	19507
Listing Office 1	CRIPPLE CREEK REALTY, LLC - OFF: 575 -343-5980
Listing Broker 2	
Listing Broker 2 License #	
Listing Office 2	
QB Name	
QB License #	
Address 2	
Structure	
Special Finance	
Municipal Water	N
Type of Listing	
Days On MLS	1172

List Team	
Transaction Coordinator	
Transaction Coordinator Name	
Office Broker	
Office Broker License #	19507
Variable Rate	Yes
Buyer's Broker Compensation	3%
Covenants	
Apx Sq Ft	
Estate Owned	
Assumable Y/N	
Sold Price per Acre	
IDX Disclaimer	

The offer of compensation for this listing is made only to participants of the New Mexico MLS where the listing is filed.

PROPERTY INFORMATION

Comp Only	
Comp Type	
Non-Branded Virtual Showing	
Showing Instructions	drive by
Directions	
Owner (Recorded Name)	Smalley
Sellers NMREC Licensee	Yes
Lot Land Size	19.82
Pre-Seller Concession \$	
Sq Ft Source	
Lot Size Irregular	Yes
Water Rights Y/N	
Water Acreage Feet	
Acres-Range	
Acres-Pasture	
Acres-Dry Farm	
Acres-Cultivated	
Acres-Irrigated	
Acres-Orchard	
Acres-Private	
Acres-BLM	
Acres-Forest	
Acres-Deeded	
Acres-State	
Acres-Other	

Parcel ID or Uniform Parcel Code	3021079415056
Zoned	
Extra Territorial Zoning	
Home Owner Assoc	No
Public Improvement Dist	No
Subdivision	
Original Price	\$189,000
Lease Hold	

SECONDARY PROPERTY INFORMATION

MLS #: 20162417

10/24/2023 02:23 PM

Page 1 of 3

Gas	N
Septic	N

Audio/video surveillance?	
Geocode Quality	

66.960 acres

47

Municipal ID: 20162417N
Electricity N
Well N
Total Baths
Property Disclosure

Address: 285 Turtleback

Search By Map
Associated Document Count 2
Additional Utilities Info

Page 2 of 3

DATA DISSEMINATION

Internet Y/N Yes
VOW Address Yes
VOW AVM Yes
Homesnap Facebook Market
Blogging Yes
List Hub
Move
Smarter Agent

VOW Include Yes
VOW Comment Yes
IDX Include Y
Automated Valuation Yes
Realtor.com
CoStar/Homes.com
CoStar/Homesnap.com
Terradatum

FEATURES

ADJACENT/ADJOIN

Boating
Hunting
River
Mountains

FLOOD ZONE

Unknown

POSSESSION

Upon Funding

WATER

None

FINANCIAL INFORMATION

Seller Pays NM GRT? Yes
GRT Code 21124 - Truth or Consequences
Short Sale No
REO/Bank Owned No
3rd Party Approval No
Court Approval No
List Type Exclusive Right to Sell
Sole & Separate Agreement

Taxes \$ \$655.00
Tax Year 2017
Owner Financing No
Auction No
Assessments 1
Assessments 2
Financial Remarks

IMPORTANT DATES

Listing Date 5/15/2016
Expiration Date 10/10/2019
Off Market Date 8/1/2019
Update Date 8/1/2019 8:57 AM
Buyer Contingency Deadline
Time Off Market

Input Date 5/16/2016 11:16 AM
Status Date 8/1/2019
Price Date 8/1/2019
HotSheet Date 8/1/2019
Auction Date

INFORMATION DISSEMINATION

Broker Hit Count 34
Client Hit Count 16
Picture Count 2

BROKER ONLY REMARKS

Broker Only Remarks

PUBLIC & SYNDICATION REMARKS

Public Remarks
Syndication Remarks

SOLD INFORMATION

Contract Date 7/25/2019
Closing Date 8/1/2019
How Sold Other
Sale Type Arm Length Sale (Unrelated Parties Acting in their Own)
Sold Price \$84,000
Sold Price Per SQFT
Final Seller Concession

Selling Broker 1 SUMMER WOODS - CELL: 575-650-0930
Selling Office 1 CRIPPLE CREEK REALTY, LLC - OFF: 575-343-5980
Selling Broker 2
Selling Office 2
Sell Team
Additional Comments

ADDITIONAL PICTURES

MLS #: 20162417

10/24/2023 02:23 PM

Page 2 of 3

Land Sale #2

66.960 acres

48

MLS # 20170657

Address: 000 smith

Page 1 of 2

PRIMARY INFORMATION



Address 000 smith
Asking Price \$149,000
Total # of Acres 202.00
Status Sold-In House
Legal Description
MLS # 20170657
Sale/Rent For Sale
Class LAND
Type Acreage
City Truth Or Consequences
State NM
County Sierra County
Zip 87901
Days On Market 249



BROKER / BROKERAGE INFORMATION

Broker SIDNEY BRYAN - OFFC: 575-894-0037
Listing Broker Email
Broker 1 License # 16333
Listing Office 1 SEA PROPERTIES LTD - OFFC: 575-894-0037

Listing Broker 2
Listing Broker 2 License #
Listing Office 2
QB Name
QB License #
Address 2
Structure
Special Finance
Municipal Water
Type of Listing
Days On MLS 249

List Team
Transaction Coordinator
Transaction Coordinator Name
Office Broker
Office Broker License # 16333
Variable Rate No
Buyer's Broker Compensation 3%
Covenants
Apx Sq Ft
Estate Owned
Assumable Y/N
Sold Price per Acre
IDX Disclaimer

The offer of compensation for this listing is made only to participants of the New Mexico MLS where the listing is filed.

PROPERTY INFORMATION

Comp Only
Comp Type
Non-Branded Virtual Showing
Showing Instructions
Directions
Owner (Recorded Name) Falls Family LLC
Sellers NMREC Licensee No
Lot Land Size 198.122
Pre-Seller Concession \$
Sq Ft Source
Lot Size Irregular
Water Rights Y/N
Water Acreage Feet
Acres-Range
Acres-Pasture
Acres-Dry Farm
Acres-Cultivated
Acres-Irrigated
Acres-Orchard
Acres-Private
Acres-BLM
Acres-Forest
Acres-Deeded
Acres-State
Acres-Other

Parcel ID or Uniform Parcel Code
Zoned
Extra Territorial Zoning
Home Owner Assoc No
Public Improvement Dist No
Subdivision
Original Price \$149,000
Lease Hold

SECONDARY PROPERTY INFORMATION

Gas
Septic
Municipal Sewer
Electricity
Well
Total Baths

MLS #: 20170657

10/24/2023 02:22 PM
 Audio/video surveillance?
 Geocode Quality
 Search By Map
 Associated Document Count 0

Page 1 of 2

66.960 acres

49

Property Disclosure

DATA DISSEMINATION

Internet Y/N	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	No
VOW AVM	No	IDX Include	Y
Homesnap Facebook Market		Automated Valuation	Yes
Blogging	Yes	Realtor.com	
List Hub		CoStar/Homes.com	
Move		CoStar/Homesnap.com	
Smarter Agent		Terradatum	

FEATURES

FLOOD ZONE	TERRAIN
Unknown	Hilly
	WATER
	Near-Site

FINANCIAL INFORMATION

Seller Pays NM GRT?	Yes	Taxes \$	\$1,393.00
GRT Code	21124 - Truth or Consequences	Tax Year	2017
Short Sale	No	Owner Financing	No
REO/Bank Owned	No	Auction	No
3rd Party Approval	No	Assessments 1	
Court Approval	No	Assessments 2	
List Type	Exclusive Right to Sell	Financial Remarks	
Sole & Separate Agreement			

IMPORTANT DATES

Listing Date	2/10/2017	Input Date	2/10/2017 1:19 PM
Expiration Date	2/9/2018	Status Date	10/27/2017
Off Market Date	10/17/2017	Price Date	10/27/2017
Update Date	10/17/2022 2:34 AM	HotSheet Date	10/27/2017
Buyer Contingency Deadline		Auction Date	
Time Off Market			

INFORMATION DISSEMINATION

Broker Hit Count	13
Client Hit Count	2
Picture Count	1

BROKER ONLY REMARKS

Broker Only Remarks

PUBLIC & SYNDICATION REMARKS

Public Remarks
Syndication Remarks

SOLD INFORMATION

Contract Date	2/10/2016	Selling Broker 1	SIDNEY BRYAN - OFFC: 575-894-0037
Closing Date	10/17/2017	Selling Office 1	SEA PROPERTIES LTD - OFFC: 575-894-0037
How Sold	Cash	Selling Broker 2	
Sale Type	Arm Length Sale (Unrelated Parties Acting in their Own)	Selling Office 2	
Sold Price	\$130,000	Sell Team	
Sold Price Per SQFT		Additional Comments	
Final Seller Concession			

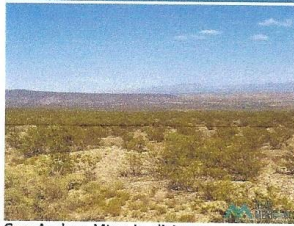
DISCLAIMER

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Land Sale #3

66.960 acres
50

PRIMARY INFORMATION



San Andres Mtns in distance

Address	87 Armendaris Road Road	MLS #	20204075
Asking Price	\$250,000	Sale/Rent Class	For Sale LAND
Total # of Acres	99.12	Type City	Acreage Truth Or Consequences
Status	SOLD NON NMMLS MEMBER	State	NM
Legal Description	Tract 2 a 99.125 acre tract in the Pedro Armendaris Land Grant No 33, in PROJECTED Sections 15 and 16, Township 13 South Range 03 West NMPM	County Zip	Sierra County 87901
		Days On Market	528



BROKER / BROKERAGE INFORMATION

Broker	C. EARL GREER - CELL: 505-350-1155
Listing Broker Email	ceg@plazarealtynm.com
Broker 1 License #	14717
Listing Office 1	PLAZA REALTY - OFFC: 575-744-5140
Listing Broker 2	
Listing Broker 2 License #	
Listing Office 2	
QB Name	Greer
QB License #	14717
Address 2	
Structure	
Special Finance	
Municipal Water	N
Type of Listing	
Days On MLS	526

List Team	
Transaction Coordinator	No
Transaction Coordinator Name	
Office Broker	CINDY TORRES
Office Broker License #	14717
Variable Rate	No
Buyer's Broker Compensation	5%
Covenants	
Apx Sq Ft	
Estate Owned	
Assumable Y/N	
Sold Price per Acre	
IDX Disclaimer	The offer of compensation for this listing is made only to participants of the New Mexico MLS where the listing is filed.

PROPERTY INFORMATION

Comp Only	No
Comp Type	
Non-Branded Virtual Showing	Yes
Non-Branded Virtual Tour	Non-Branded Virtual Tour
Showing Instructions	Call LB for additional information- Vacant Land
Directions	East on 3rd st from Truth or Consequences to Armendaris Road, North to Champagne Hills. Property is just past Champagne Hills on the right and straight ahead.
Owner (Recorded Name)	Janos/Taylor/Ruffini
Sellers NMREC Licensee	No
Lot Land Size	
Pre-Seller Concession \$	
Sq Ft Source	
Lot Size Irregular	Yes
Water Rights Y/N	
Water Acreage Feet	
Acres-Range	99.125
Acres-Pasture	
Acres-Dry Farm	
Acres-Cultivated	
Acres-Irrigated	
Acres-Orchard	

Parcel ID or Uniform Parcel Code	3015075266129
Zoned	
Extra Territorial Zoning	
Home Owner Assoc	No
Public Improvement Dist	No
Subdivision	
Original Price	\$250,000
Lease Hold	

MLS # 20204075

Address: 87 Armendaris Road Road

Page 2 of 4

Acres-Private
Acres-BLM
Acres-Forest
Acres-Deeded
Acres-State
Acres-Other

SECONDARY PROPERTY INFORMATION

Gas	N	Audio/video surveillance?	No
Septic	N	Geocode Quality	
Municipal Sewer	N	Search By Map	
Electricity	N	Associated Document Count	1
Well	N	Additional Utilities Info	Well and septic needed; electricity and telephone adjacent; propane gas needed
Total Baths			
Property Disclosure	No		

DATA DISSEMINATION

Internet Y/N	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	No
VOW AVM	No	IDX Include	Y
Non-Branded Virtual URL	Non-Branded Virtual URL	Homesnap Facebook Market	Yes
Automated Valuation	No	Blogging	Yes
Realtor.com	Yes	List Hub	Yes
CoStar/Homes.com	Yes	Move	Yes
CoStar/Homesnap.com	Yes	Smarter Agent	Yes
Terradatum	Yes		

FEATURES

ACCESS TO PROPERTY	ELECTRIC	WATER, MINERAL RIGHTS	TERMS OF SALE
Driveway To St/Fed	Near-Site	None	Cash
ADJACENT/ADJOIN	EQUIPMENT	OTHER UTILITIES	Conventional
Lake	None	Telephone	Owner Financing
Other	FEES	POSSESSION	TERRAIN
ASSESSMENTS	None	Upon Funding	Flat
Unknown	GAS	SEWER	Gradual Slope
CROPS/LIVESTOCK	Propane	Septic-Needed	Steep Slope
None	IMPROVEMENTS	SOIL TYPE	WATER
FLOOD ZONE	Road-Paved	Loam	Well-Needed
Unknown	Road-Unpaved	Rock	
		Sandy	

FINANCIAL INFORMATION

Seller Pays NM GRT?	Yes	Taxes \$	\$503.00
GRT Code	21021 – Sierra County, Remainder	Tax Year	2019
Short Sale	No	Owner Financing	No
REO/Bank Owned	No	Auction	No
3rd Party Approval	No	Assessments 1	
Court Approval	No	Assessments 2	
List Type	Exclusive Right to Sell	Financial Remarks	
Sole & Separate Agreement			

IMPORTANT DATES

Listing Date	9/8/2020	Input Date	9/10/2020 9:41 AM
Expiration Date	8/31/2021	Status Date	2/23/2022
Off Market Date	2/18/2022	Price Date	9/10/2020
Update Date	2/23/2022 11:47 AM	HotSheet Date	2/23/2022
Buyer Contingency Deadline		Auction Date	
Time Off Market			

INFORMATION DISSEMINATION

Broker Hit Count	13
Client Hit Count	0
Picture Count	39

BROKER ONLY REMARKS

Broker Only Remarks Broker working with Buyer to verify and confirm all data! Vacant land!

MLS #: 20204075

10/24/2023 02:21 PM

Page 2 of 4

66.960 acres

52

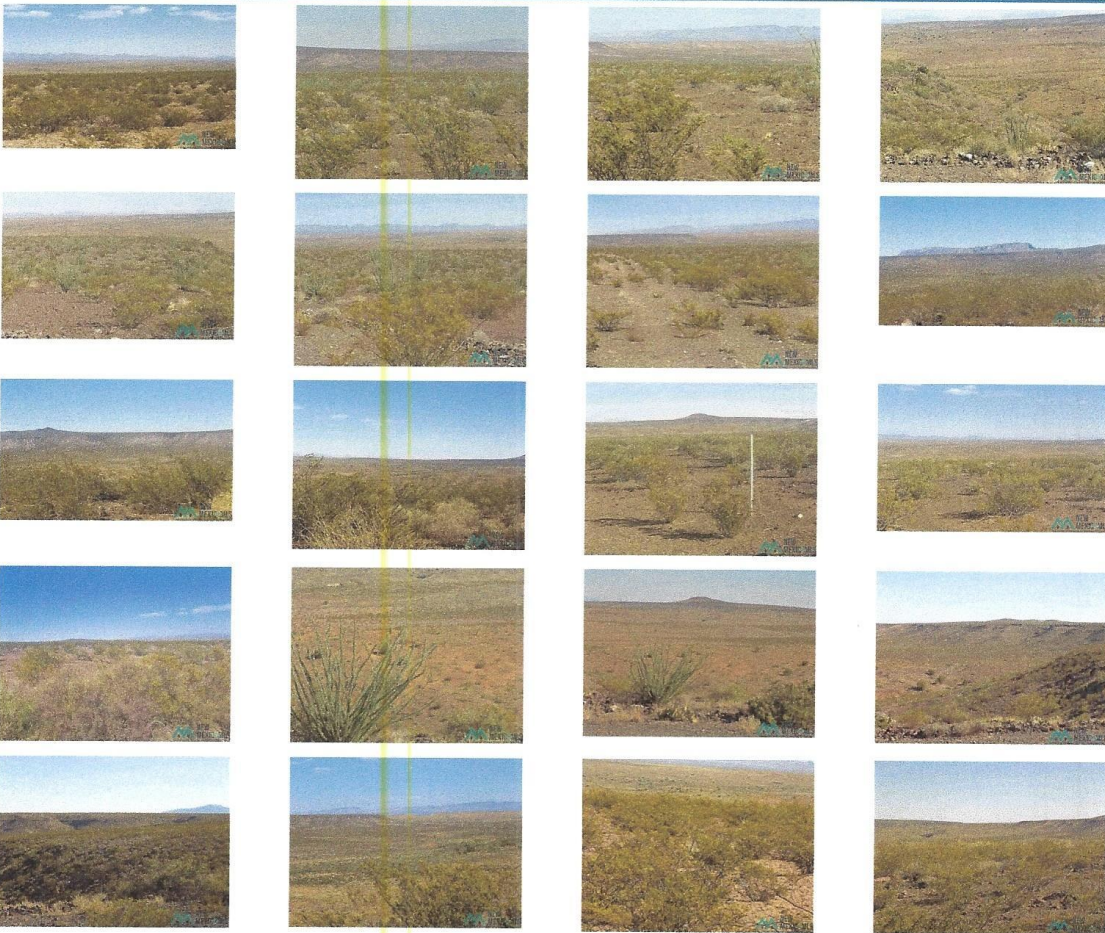
PUBLIC & SYNDICATION REMARKS

Public Remarks WOW! 99+ acres at the end of the road overlooking the Jornada Del Muerto Valley! 6 mountain ranges in view from this desert plateau! Vistas galore! You will be enchanted with the sunrises and sunsets you will see! One will never tire of the views you will have on this land! Paved road access! Electricity and landline telephone nearby! Out away from the Hub-bub of the city! With excellent access! Can you see the take-offs and landings at Spaceport America? Incredible home site! Take a look!

Syndication Remarks C. Earl Greer 505.350.1155 and Plaza Realty 575.744.5140 offer this 99+ acres at the end of the road overlooking the Jornada Del Muerto Valley! 6 mountain ranges in view from this desert plateau! Vistas galore! You will be enchanted with the sunrises and sunsets you will see! One will never tire of the views you will have on this land! Paved road access! Electricity and landline telephone nearby! Out away from the Hub-bub of the city! With excellent access! Can you see the take-offs and landings at Spaceport America? Incredible home site! Take a look! ceg@plazarealtynm.com www.plazarealtynm.com

SOLD INFORMATION

Contract Date	6/9/2021	Selling Broker 1	
Closing Date	2/18/2022	Selling Office 1	PLAZA REALTY - OFFC: 575-744-5140
How Sold	Cash	Selling Broker 2	
Sale Type	Arm Length Sale (Unrelated Parties Acting in their Own)	Selling Office 2	
Sold Price	\$200,000	Sell Team	
Sold Price Per SQFT		Additional Comments	
Final Seller Concession			

ADDITIONAL PICTURES**Land Sale #4**

66.960 acres

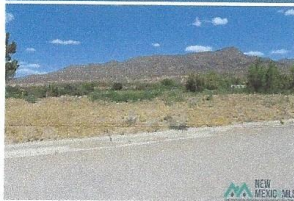
53

MLS # 20212099

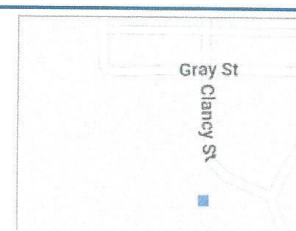
Address: 700 Gray Street

Page 1 of 3

PRIMARY INFORMATION



Address	700 Gray Street	MLS #	20212099
Asking Price	\$250,000	Sale/Rent Class	For Sale LAND
Total # of Acres	9.30	Type	Acreage
Status	SOLD NMMLS MEMBER	City	Truth Or Consequences
Legal	0.87 AC in W2SW4NE4	State	NM
Description	Sect 4 Twns 14S Rnge 4 W and 8.257 acres in SE4NW4 Sect 4 Twns 14S Rnge 4W	County	Sierra County
		Zip	87901
		Days On Market	111



BROKER / BROKERAGE INFORMATION

Broker RACHEL WOODARD - CELL: 575-740-0012
Listing Broker Email rachelhomesteaders@gmail.com
Broker 1 License # 17450
Listing Office 1 HOMESTEADERS REALTY - OFFC: 575-744-5283

Listing Broker 2
Listing Broker 2 License #
Listing Office 2
QB Name Rachel Woodard
QB License # 17450
Address 2
Structure
Special Finance
Municipal Water Y
Type of Listing
Days On MLS 111

List Team
Transaction Coordinator No
Transaction Coordinator Name
Office Broker CATHY VICKERS
Office Broker License # 17450
Variable Rate No
Buyer's Broker Compensation 3%
Covenants
Apx Sq Ft
Estate Owned
Assumable Y/N
Sold Price per Acre
IDX Disclaimer

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PROPERTY INFORMATION

Comp Only No
Comp Type
Non-Branded Virtual Showing No
Showing Instructions Vacant Land
Directions South on Post to Gray
Owner (Recorded Name) Oclides Singh Trust
Sellers NMREC Licensee No
Lot Land Size 9.3
Pre-Seller Concession \$
Sq Ft Source
Lot Size Irregular No
Water Rights Y/N
Water Acreage Feet
Acres-Range
Acres-Pasture
Acres-Dry Farm
Acres-Cultivated
Acres-Irrigated
Acres-Orchard
Acres-Private
Acres-BLM
Acres-Forest
Acres-Deeded 8.0
Acres-State
Acres-Other

Parcel ID or Uniform Parcel Code 3022079255205/3022079322217
Zoned
Extra Territorial Zoning
Home Owner Assoc No
Public Improvement Dist No
Subdivision Palomas Hot Springs TS
Original Price \$250,000
Lease Hold No

SECONDARY PROPERTY INFORMATION

MLS #: 20212099

10/24/2023 02:21 PM

Page 1 of 3

Gas N
Septic N

Audio/video surveillance? No
Geocode Quality

66.960 acres

54

Municipal ID 20212099Y
Electricity N
Well N
Total Baths
Property Disclosure No

Address: 700 Gray Street

Search By Map
Associated Document Count 1
Additional Utilities Info

Page 2 of 3

DATA DISSEMINATION

Internet Y/N	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	IDX Include	Y
Homesnap Facebook Market		Automated Valuation	Yes
Blogging	Yes	Realtor.com	Yes
List Hub	Yes	CoStar/Homes.com	Yes
Move	Yes	CoStar/Homesnap.com	No
Smarter Agent	Yes	Terradatum	Yes

FEATURES

ACCESS TO PROPERTY	ELECTRIC	SEWER	WATER
Driveway To City Street	Near-Site	City	City
FLOOD ZONE		Near-Site	Near-Site
Unknown			

FINANCIAL INFORMATION

Seller Pays NM GRT?	Yes	Taxes \$	\$3,050.00
GRT Code	21124 – Truth or Consequences	Tax Year	2020
Short Sale	No	Owner Financing	No
REO/Bank Owned	No	Auction	No
3rd Party Approval	No	Assessments 1	
Court Approval	No	Assessments 2	
List Type	Exclusive Right to Sell	Financial Remarks	
Sole & Separate Agreement			

IMPORTANT DATES

Listing Date	4/23/2021	Input Date	4/23/2021 1:14 PM
Expiration Date	10/31/2021	Status Date	8/16/2021
Off Market Date	8/12/2021	Price Date	8/16/2021
Update Date	1/7/2022 11:59 AM	HotSheet Date	8/16/2021
Buyer Contingency Deadline		Auction Date	
Time Off Market			

INFORMATION DISSEMINATION

Broker Hit Count 9
Client Hit Count 3
Picture Count 14

BROKER ONLY REMARKS

Broker Only Remarks Address is approximate.

PUBLIC & SYNDICATION REMARKS

Public Remarks One of a kind property, builders/developers dream. 9.3 acres located in the Hot Water District of Truth or Consequences and minutes from the Rio Grande River, Downtown T or C, local shopping and all of the Hot Mineral Bath Houses. Raw acreage within a subdivision. Would make a great spot for condo's, townhomes or even a mobile/rv park. Buyer to verify availability of all utilities.

Syndication Remarks One of a kind property, builders/developers dream. 9.3 acres located in the Hot Water District of Truth or Consequences and minutes from the Rio Grande River, Downtown T or C, local shopping and all of the Hot Mineral Bath Houses. Raw acreage within a subdivision. Would make a great spot for condo's, townhomes or even a mobile/rv park. Buyer to verify availability of all utilities. Call Rachel 575-740-0012

SOLD INFORMATION

Contract Date	5/13/2021	Selling Broker 1	CHERYLA SHIPLEY
Closing Date	8/12/2021	Selling Office 1	DESERT LAKES REALTY - OFFC: 575-744-4960
How Sold	Cash	Selling Broker 2	
Sale Type	Arm Length Sale (Unrelated Parties Acting in their Own)	Selling Office 2	
Sold Price	\$220,000	Sell Team	
Sold Price Per SQFT		Additional Comments	
Final Seller Concession			

ADDITIONAL PICTURES

MLS #: 20212099

10/24/2023 02:21 PM

Page 2 of 3

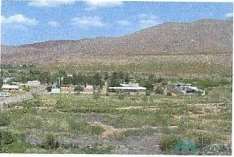
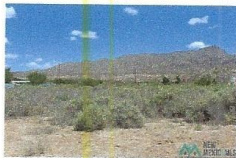
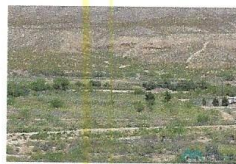
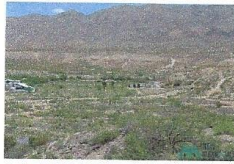
66.960 acres

55

MLS # 20212099

Address: 700 Gray Street

Page 3 of 3



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Land Sale #5

66.960 acres

56

MLS # 20222131

Address: 0000 HWY 179 Highway

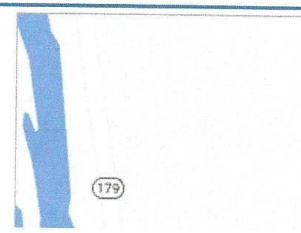
Page 1 of 3

PRIMARY INFORMATION



Address 0000 HWY 179 Highway
Asking Price \$266,750
Total # of Acres 96.28
Status Sold-In House
Legal 96.562 ac in Tract A
Description Mims Subdivision and
 .724 ac in W2SW4 Sec
 25 T13S R04W NMPM

MLS # 20222131
Sale/Rent Class For Sale
Type LAND
City Acreage
State Truth Or
County Consequences
Zip NM
Days On Market 87901
 176



BROKER / BROKERAGE INFORMATION

Broker C. EARL GREER - CELL: 505-350-1155
Listing Broker Email ceg@plazarealtynm.com
Broker 1 License # 14717
Listing Office 1 PLAZA REALTY - OFFC: 575-744-5140
Listing Broker 2
Listing Broker 2 License #
Listing Office 2
QB Name Greer
QB License # 14717
Address 2
Structure
Special Finance
Municipal Water N
Type of Listing
Days On MLS 175

List Team
Transaction Coordinator No
Transaction Coordinator Name
Office Broker CINDY TORRES
Office Broker License # 14717
Variable Rate No
Buyer's Broker Compensation 5%
Covenants
Apx Sq Ft
Estate Owned
Assumable Y/N
Sold Price per Acre
IDX Disclaimer The offer of compensation for this listing is made only to participants of the New Mexico MLS where the listing is filed.

PROPERTY INFORMATION

Comp Only No
Comp Type
Non-Branded Virtual Showing No
Showing Instructions Vacant Land-show and sell!
Directions From HWY 52, N on HWY 179, property is on the right
Owner (Recorded Name) Denita Richards, Thomas G Mims, Carrie Connolly, Addie M Paul
Sellers NMREC Licensee No
Lot Land Size 96.286
Pre-Seller Concession \$
Sq Ft Source
Lot Size Irregular Yes
Water Rights Y/N
Water Acreage Feet
Acres-Range
Acres-Pasture
Acres-Dry Farm
Acres-Cultivated
Acres-Irrigated
Acres-Orchard
Acres-Private
Acres-BLM
Acres-Forest
Acres-Deeded
Acres-State
Acres-Other

Parcel ID or Uniform Parcel Code 3019077479058 and 3019077451389
Zoned
Extra Territorial Zoning
Home Owner Assoc No
Public Improvement Dist No
Subdivision
Original Price \$266,750
Lease Hold

SECONDARY PROPERTY INFORMATION

MLS #: 20222131

10/24/2023 02:20 PM

Page 1 of 3

Gas N
Septic N

Audio/video surveillance? No
Geocode Quality

66.960 acres

57

Municipal 2022131N
 Electricity Y
 Well N
 Total Baths
 Property Disclosure No

Address: 0000 HWY 179 Highway Search By Map

Associated Document Count 0
 Additional Utilities Info Electricity is nearby.

Page 2 of 3

DATA DISSEMINATION

Internet Y/N	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	No
VOW AVM	No	IDX Include	Y
Homesnap Facebook Market	Yes	Automated Valuation	No
Blogging	Yes	Realtor.com	Yes
List Hub	Yes	CoStar/Homes.com	Yes
Move	Yes	CoStar/Homesnap.com	Yes
Smarter Agent	Yes	Terradatum	Yes

FEATURES

ACCESS TO PROPERTY	ELECTRIC	WATER, MINERAL RIGHTS	TERMS OF SALE
Driveway To St/Fed	Near-Site	None	Cash
ADJACENT/ADJOIN	Overhead	OTHER UTILITIES	Conventional
Other	EQUIPMENT	None	TERRAIN
ASSESSMENTS	None	POSSESSION	Flat
Unknown	FEES	Upon Funding	Gradual Slope
CROPS/LIVESTOCK	None	SEWER	Hilly
None	GAS	None	Steep Slope
FLOOD ZONE	None	SOIL TYPE	WATER
Unknown	IMPROVEMENTS	Gravel	None
	None	Loam	
		Sandy	

FINANCIAL INFORMATION

Seller Pays NM GRT?	Yes	Taxes \$	\$1,100.00
GRT Code	21021 – Sierra County, Remainder	Tax Year	2021
Short Sale	No	Owner Financing	No
REO/Bank Owned	No	Auction	No
3rd Party Approval	No	Assessments 1	
Court Approval	No	Assessments 2	
List Type	Exclusive Right to Sell	Financial Remarks	
Sole & Separate Agreement	No		

IMPORTANT DATES

Listing Date	4/19/2022	Input Date	4/20/2022 8:26 AM
Expiration Date	10/31/2022	Status Date	10/13/2022
Off Market Date	10/12/2022	Price Date	10/13/2022
Update Date	10/13/2022 1:49 PM	HotSheet Date	10/13/2022
Buyer Contingency Deadline		Auction Date	
Time Off Market			

INFORMATION DISSEMINATION

Broker Hit Count 14
 Client Hit Count 2
 Picture Count 8

BROKER ONLY REMARKS

Broker Only Remarks

PUBLIC & SYNDICATION REMARKS

Public Remarks Beautiful wild lands just outside the city! Borders Bureau of Reclamation lands (the Lake!!) Sits between Elephant Butte and Truth or Consequences. On the road to Spaceport America! Flat, to gentle slope, to hilly, to steep slope. Room for your home and animals, or, room for your home and surrounded by nature. Take a look!

Syndication Remarks Call Earl Greer 505.350.1155 Plaza Realty 575.744.5140 ceg@plazarealtynm.com www.plazarealtynm.com

SOLD INFORMATION

Contract Date 4/19/2022
 Closing Date 10/12/2022
 How Sold Cash
 Sale Type Arm Length Sale (Unrelated Parties Acting in their Own)
 Sold Price \$208,400
 MLS #: 20222131

10/24/2023 10:29 PM
 Selling Broker 1
 Selling Office 1
 Selling Broker 2
 Selling Office 2
 ~ ~ ~

C. EARL GREER - CELL: 505-350-1155
 PLAZA REALTY - OFFC: 575-744-5140

Page 2 of 3

Land Sale #6

66.960 acres

58

MLS # 20222131

Address: 0000 HWY 179 Highway

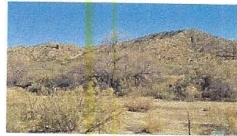
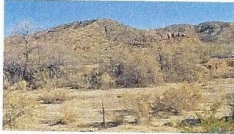
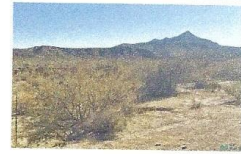
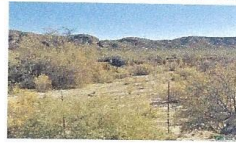
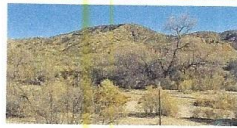
Sell team

Additional Comments

Page 3 of 3

Sold Price Per SQFT
Final Seller Concession

ADDITIONAL PICTURES



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66.960 acres