



2 Acres

\$10,995

Luna County, New Mexico

www.governmentlandsales.us/properties/94069bf7bef



Property Details

Property Types: Land, Residential, Recreational
State: New Mexico
County: Luna County
City: Deming
Zip: 88030
Price: \$10,995
Total Acreage: 2
Property ID: C-2023082
Property Address: Cana RD SE, Deming, NM, 88030
APN: 0039527
Dimensions: 235.6' X 370' (total)

GPS: 32.208101, -107.500893
Subdivision: Deming Ranchettes
Unit: 96
Block: 5
Lot: 7-8, 35-36
CCRs: None
Association Fees: None
Roads: Good Gravel
Power: Yes
Time Limit to Build: None
Taxes: \$60

Now available, 4 adjoining lots that make up two acres total. These lots have Cana Road frontage which is a well maintained 2WD road right off paved Franklin Road. There is power available to these lots. This is affordable acreage in SE Deming just south of the Akela exit where the proposed casino will be located. These lots will make a great spot to call home or even snowbird for the winter.

Deming

This area of New Mexico has many outdoor activities within a short drive. Deming is a hiker's paradise. Several larger cities lie just to the east including Las Cruces and El Paso, TX. These cities offer all the amenities of any large city. These parcels are located just far enough out of town to give the land the Southwestern touch, but close enough to amenities that you do not have to travel great distances for services.

The city of Deming has an 18 hole golf course, a municipal airport, Amtrak and Greyhound service, sixteen hotels and motels along with dozens of restaurants. Spend the day local shopping or border shopping less than thirty minutes south of downtown.

Because of the altitude (4335 feet above sea level), summers are characterized by moderately warm days. Maximums are mostly in the 90s, rarely rising to 100 degrees or higher. Nights are comfortably cool. Maximum temperatures usually occur during June, while in July and August frequent afternoon thunderstorms tend to hold down daytime temperatures. Winters are noted for their clear skies and sunny weather. Daytime temperatures, even during the coldest months, average well into the 50s. As may be expected in arid climates, humidity year round is low, sometimes as low as 5%.

Land Information:

Legal: Deming Ranchettes Unit 96 Block 5 Lots 7-8 & 35-36

APN: 3036142438189, 3036142426189, 3036142426207, 3036142438207

Owner: 0039527

Size: 2.0 Acres

Dimensions: 235.6' X 370' (total)

GPS: Approximate GPS Coordinates

32.208612, -107.501273 (NW Corner)

32.208612, -107.500510 (NE Corner)

32.207598, -107.500514 (SE Corner)

32.207590, -107.501275 (SW Corner)

32.208101, -107.500893 (Center)

Owner financing available, please inquire. No credit checks, everyone qualifies. We accept all major credit cards. All cash offers are considered.

Document preparation fee: \$299

C-2023082 BCT

Disclaimer: All of the information in this listing is accurate to the best of our knowledge at the time of posting. Potential buyer(s) should do their own research and due diligence to verify all information provided and make a decision to purchase based on their own research.

Seller Information



**GOVERNMENT
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Government Land
Sales
4709 W Chinden Blvd
Boise, ID 83714

208-991-4644
todd@govlandsales.com

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