



## 1.75 Acres

### \$4,495

#### Luna County, New Mexico

[www.governmentlandsales.us/properties/3f7d24c41e8](http://www.governmentlandsales.us/properties/3f7d24c41e8)



## Property Details

**Property Types:** Land, Residential, Recreational

**State:** New Mexico

**County:** Luna County

**City:** Deming

**Zip:** 88030

**Price:** \$4,495

**Total Acreage:** 1.75

**Property ID:** C-2023067

**Property Address:** Velarde RD SW, Deming, NM, 88030

**APN:** 17468

**Dimensions:** 131' X 582'

**GPS:** 32.1969943, -107.8409364

**Subdivision:** Southwestern Homesites

**Unit:** 2

**Block:** 4

**Lot:** 11,28

**CCRs:** None

**Association Fees:** None

**Roads:** Good Gravel

**Power:** Yes - Available

**Time Limit to Build:** None

**Taxes:** \$18

Southwestern Homesites is located in southwest Deming, New Mexico. All roads to the subdivision are paved. This adjacent pair of lots combine to be 1.75 acres total. These are level building lots with power close on a well graded gravel road. These lots have spectacular views and are in a quiet area with very little traffic.

### 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: Southwestern Homesites Unit 2 Block 4 Lots 11 & 28

UPC#: 3056142117483 & 3056142117512

Owner#: 17468

Address: Velarde RD SW, Deming NM 88030

Dimensions: Approximately 131' X 582'

Size: Approximately 1.75 Acres

**GPS: Approximate GPS Coordinates**

32.1978529, -107.8411409 (NW Corner)

32.1978534, -107.8407165 (NE Corner)

32.1962226, -107.8407192 (SE Corner)

32.1962243, -107.8411423 (SW Corner)

32.1969943, -107.8409364 (Center)

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

Document preparation fee: \$299

C-2023067 EBTT

*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  
LAND SALES**

Government Land  
Sales  
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Purchasing land is an investment and we are here to help you through that process. Government Land Sales, Inc. was started as an alternative investment tool to the traditional stock market, CD's, bonds, etc. Raw land is less susceptible to the ups and downs of the other investment markets. We believ...