

TALLEY & CO.

REAL ESTATE

Blue Ridge Tracts Information Highway 78, County Road 579, and County Road 936

Map is on page 2, Survey for whole parcel is on page 3 (individual tract surveys have been ordered)

Water provider is Desert Water

Electric Provider is Texas New Mexico Power

<u>Address</u>	<u>Acreage</u>	<u>Price</u>
Tract 1 N State Highway 78, Blue Ridge	10 Acres	\$600,000
Tract 1 County Road 579, Blue Ridge	11 Acres	SOLD
Tract 2 County Road 579, Blue Ridge	11 Acres	\$550,000
Tract 1 County Road 936, Blue Ridge	11 Acres	\$550,000

Proposed Deed Restrictions - Blue Ridge

Please discuss any uses that may not fit this exact criteria with the listing agent, there is some room for adjustment within reason. Restrictions have not yet been filed, but will be filed at the time of closing .

Prohibited Uses

Notwithstanding the foregoing, the following uses are expressly prohibited on the Property:

Residential and Temporary Housing Uses

- Mobile homes, manufactured homes, or prefabricated residential dwellings
- Recreational vehicle (RV) parks or campgrounds
- Mobile home or manufactured housing parks
- Tiny homes (under 1400 square feet)

Heavy Industrial / Noxious Uses

- Concrete batch plants, asphalt plants, or similar heavy material production facilities
- Any manufacturing use that creates excessive noise, vibration, smoke, dust, fumes, odors, or other environmental impacts beyond customary light industrial operations
- Any use involving hazardous or toxic materials in quantities or manners not customary for light industrial use

Salvage and Waste-Related Uses

- Junkyards, salvage yards, or scrap metal operations
- Automobile or equipment dismantling operations
- Recycling centers involving outdoor storage or processing of waste materials
- Landfills, transfer stations, or waste processing facilities
- Storage, treatment, or disposal of trash, refuse, or hazardous waste (other than incidental to permitted uses)

Outdoor Storage

- Must be screened from public view by fencing, landscaping, or walls

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