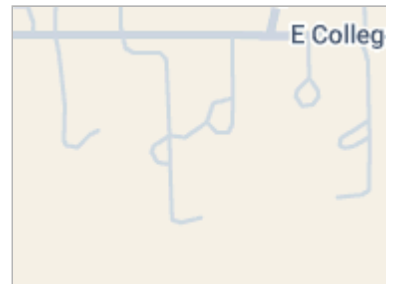


## PRIMARY INFORMATION



<b>Address</b>	1804 E COLLEGE Boulevard	<b>MLS #</b>	20250170
<b>Asking Price</b>	\$945,000	<b>Sale/Rent Class</b>	For Sale RESIDENTIAL
<b>Status</b>	Active	<b>Fireplace Y/N</b>	Yes
<b>Bedrooms</b>	4	<b>Type</b>	Single Family Site Built
<b>Total Baths</b>	4	<b>Type of Listing</b>	Standard - Seller Owned
<b>Full Baths</b>	4	<b>City</b>	Roswell
<b>1/2 Baths</b>	0	<b>State</b>	NM
<b>Garage</b>	Detached	<b>County</b>	Chaves
<b>Type</b>		<b>Zip</b>	88201
<b>Garage</b>	3	<b>Days On Market</b>	10
<b>Capacity</b>			
<b>Fireplaces</b>	1		
<b>Apx Sq Ft</b>	6788		
<b>Year Built</b>	1993		
<b>Type of Manufactured Housing</b>			
<b>Legal Description</b>	R007907: Subd: EAST VIEW Lot: 44 S 1157' / E 217' N 163' S: 34 T: 10S R: 24E 9.46 ACRES (INCLUDES 5.00 ACRES OF WATER RIGHTS), BK 184 PG 498 WD R007934: S: 34 T: 10S R: 24E SE4NW4 THAT PART N OF RIVER & S OF LOT 44 EAST VIEW BK: 184 PG: 500 W/R		



## BROKER / BROKERAGE INFORMATION

<b>Broker</b>	NEAL LEVEN - CELL: 575-637-6611	<b>List Team</b>	
<b>Listing Broker Email</b>	neal@enchantedlandshomes.com	<b>Transaction Coordinator</b>	No
<b>Broker 1 License #</b>	54169	<b>Transaction Coordinator Name</b>	
<b>Listing Office 1</b>	BERKSHIRE HATHAWAY HOME SERVICES ENCHANTED LANDS - ROSWELL - OFFC: 575-622-0875	<b>Office Broker</b>	WILLIAM (BILL) DAVIS
		<b>Office Broker License #</b>	17408
<b>Listing Broker 2</b>		<b>Covenants</b>	No
<b>Listing Broker 2 License #</b>		<b>Other Building/Size</b>	2415
<b>Listing Office 2</b>		<b>Single Family Rural Type</b>	
<b>QB Name</b>	WILLIAM DAVIS	<b>Added Space in SQFT</b>	
<b>QB License #</b>	17408	<b>Guest Quarters Square Footage</b>	1,100
<b>Number of Units</b>	4	<b>Picture Count</b>	97
<b>Guest Quarters Y/N</b>	Yes		
<b>Water Acreage Feet</b>			
<b>Water Rights Type</b>	ARTESIAN		
<b>Assumable Y/N</b>	No		
<b>Sold Price per Acre</b>			
<b>Days On MLS</b>	10		

## PROPERTY INFORMATION

<b>Comp Only</b>	No
<b>Comp Type</b>	
<b>Non-Branded Virtual Showing</b>	Yes
<b>Non-Branded Virtual Tour</b>	Non-Branded Virtual Tour

MLS # 20250170

Address: 1804 E COLLEGE Boulevard

New Construction Y/N  
Lease HoldNo  
No  
RESIDENTIAL  
Yes

Page 2 of 7

## Showing Instructions

Absolutely must call Listing agent for an appointment. This is very critical due to the leased homes on the property. Do not Disturb the leased homes or residences. The Main House will be on LB. The other properties can be seen in this picture and documents in the associated docs.

## Directions

North on main to College then east to property site. No sign is placed on the property entrance, but turn in at "Retreat at Enchanted Farm" sign on College. Follow the road straight down to the main home.

## Owner (Recorded Name)

RICHARDSON, MICHAEL R ; RICHARDSON, SUSAN LA

## Sellers NMREC

No

## Licensee

## Lot Land Size

## Lot Size Irregular

Yes

## Total # of Acres

9.4600

## Acre Feet

## Appx Age

21-30

## Appx Sq Ft Range

2900+

## Sq Ft Source

TAX

## Price per SqFt

\$139.22

## Original Price

\$945,000

## Zoned

## Extra Territorial Zoning

## Elementary School

## Jr High School

## Middle School

## Sr High School

## SECONDARY PROPERTY INFORMATION

Audio/video surveillance? Yes

Geocode Quality

Exact Match

Search By Map

Associated Document Count

1

Deactivated Title

1

Additional Information on Manufactured Title

## DATA DISSEMINATION

Internet Y/N

Yes

VOW Address

Yes

VOW Include

Yes

Non-Branded Virtual URL

Non-Branded Virtual URL

Automated Valuation

No

Realtor.com

Yes

CoStar/Homes.com

Yes

CoStar/Homesnap.com

Yes

Terradatum

Yes

VOW AVM

No

VOW Comment

No

IDX Include

Y

Homesnap Facebook Market

Yes

Blogging

No

List Hub

Yes

Move

Yes

Smarter Agent

Yes

## FEATURES

## AIR CONDITIONING

Electric

Forced Central Air

## CONSTRUCTION

Stucco

## FLOOD ZONE

See Addendum

No

## FIREPLACE FEATURES

In Family Room

Woodburning Stove

Woodburning Fireplace

## FLOOR COVERINGS

Tile

## HEAT

Central Forced Air

Stove-Wood

## INSIDE INCLUSIONS

Fireplace

## LANDSCAPING

Southwest

Native/Natural

## OUTSIDE INCLUSIONS

Guest House

Horses Allowed

Irrigation

Patio Covered

Sidewalk

Storage Shed

Gazebo

## POSSESSION

Other

## ROOF

Elastomeric

## STYLE

1 Story

2 Story

Historical

Pueblo/SW

Territorial

Northern New Mexico

## TERMS OF SALE

Cash

Conventional

FHA

Owner Finance

VA

NMMFA

## UTILITIES

Electricity

Septic System

Water Association

Well/Irrigation

## UTILITY BILLS AVAILABLE

Yes

## H2O, MINERAL &amp; ETC RIGHTS

Water

## FENCE

Back

Front

Wood

## WINDOWS

Double Pane

## FINANCIAL INFORMATION

Seller Pays NM GRT?

Yes

GRT Code

04101 – Roswell

List Type

Exclusive Right to Sell

Sole &amp; Separate Agreement

No

3rd Party Approval

No

MLS #: 20250170

01/20/2025 02:00 PM

Taxes \$

\$8,211.12

Tax Year

2022

Owner Financing

Yes

Page 2 of 7

Court Approval No  
Short Sale No  
REO/Bank Owned No  
Estate Owned No

Auction  
Assessments 1  
Assessments 2  
Special Finance  
Financial Remarks

OWNERS WILL FINANCE O.A.C  
OWNERS WILL FINANCE THIS BEAUTIFUL  
PROPERTY WITH \$350,000 DOWN O.A.C. TERMS  
AT 7.5% FOR NEGOTIATED TERMS WITH A  
POSSIBLE BALLOON. THIS PROPERTY WILL  
ALMOST PAY FOR ITSELF WITH THE INCOME.

**IMPORTANT DATES**

Listing Date 1/10/2025  
Expiration Date 4/10/2025  
Off Market Date  
Update Date 1/11/2025 12:43 PM  
Buyer Contingency Deadline  
Time Off Market

Input Date 1/10/2025 1:43 PM  
Status Date 1/10/2025  
Price Date 1/10/2025  
HotSheet Date 1/10/2025  
Auction Date

**INFORMATION DISSEMINATION**

Broker Hit Count 22  
Client Hit Count 0

**BROKER ONLY REMARKS**

**Broker Only Remarks** No sign will be allowed by sellers. Appointment ONLY no Exceptions. You must call the listing broker. Property has a Santa Fe style main home 3888 total sq. ft. with a separated guest quarters that consist of approximately 1100 sq. ft. of the main home area. Plus a separate home 1092 sq. ft. including the meeting room, plus another home of 768 sq. ft. and home that is 555 sq. ft. Total of 6303+-sq. ft. per Tax Office. Income is currently \$3200 from the 3 homes, the guest quarters could be leased as well and could be over \$4000 Month income. Plus the farm is custom farmed for extra income! The property has a designated 5+- acres of, (on or around year 1908) Senior Artesian Water Rights as per owners. Leased houses will be sold with all furniture so you can just move forward with leasing. At the time of the listing all homes were leased. A Special Use Permit is required from the County Extra Territorial Zoning every 3 years to use as a retreat center and a community garden. Buyers will be required to have it as well. Please refer to the County for any details. The sellers are downsizing and are requesting to lease the property back for 3 months to allow them to have an auction to liquidate their personal property. Please keep this in mind with your buyers as the sale progresses. Sellers have two dogs that are very calm. If they are there, I will ask them to gate them in the backyard for your appointment to show.

**PUBLIC & SYNDICATION REMARKS**

**Public Remarks** "You can get away, without going away" by being nestled in this serene property on the Spring River, this property boasts a Santa Fe style main home that exudes timeless charm. Step inside to discover the showplace of the home—an impressive room wide custom-built Kiva Fireplace that commands attention with its rustic allure. The main home has an expansive 3,888 total sq. ft., the main residence offers a sanctuary of comfort and style. As if that weren't enough, a separate guest quarters, that consist of approximately 1,100 sq. ft of the main home area, ensures ample space for visitors or renters to indulge in the tranquility of this retreat. Prepare to be enchanted by the abundant wildlife and exotic birds that call this oasis home. Here, fishing, hunting, and a riverbank await, promising unforgettable moments of connection with nature. But the allure doesn't end there. Three additional income generating homes grace the property, each offering its own unique charm and character. The first home "The Glen Getaway" boasts 1,092 sq. ft. of living space that includes the meeting room, while the second and third homes offer 768 sq. ft. and 555 sq. ft. respectively. Totaling an impressive 6,303+- sq. ft. according to the Tax Office, this property presents a myriad of opportunities. Currently generating \$3,200 in income from the three rental homes, the potential for additional revenue from leasing the separated guest quarters in the main home is substantial—projected at well over \$4,000 per month at the current leases. Farming income is also projectable income. Adding to its appeal, the property has a designated 5+- acres of, (on or around year 1908), Senior Artesian Water Rights as per owners that will insure a sustainable water source for the land. A well, installed within the last two years as per the sellers, provides further peace of mind, offering reliability and efficiency. This property has an expensive underground water system for irrigation with an impressive (11) eleven water valve "risers" for full irrigation coverage as per the sellers. For prospective buyers, the convenience continues. The leased houses will be sold fully furnished, streamlining the transition for those looking to capitalize on the rental income opportunity. At the time of the listing all homes were leased. However, it's important to note that a Special Use Permit is required from the Chaves County Extra Territorial Zoning every 3 years to utilize it as a retreat center and a community garden. Buyers must obtain this provision to ensure compliance with local regulations. For detailed information and approval procedures, please consult the local Chaves County ETZ authorities. In summary, this property represents more than just a residence—it's a sanctuary, a retreat, and for unforgettable memories. Don't miss your chance to own this slice of paradise so you can "You can get away, without going away".

PUBLIC & SYNDICATION REMARKS

**Syndication Remarks** "You can get away, without going away" by being nestled in this serene property on the Spring River, this property boasts a Santa Fe style main home that exudes timeless charm. Step inside to discover the showplace of the home—an impressive room wide custom-built Kiva Fireplace that commands attention with its rustic allure. The main home has an expansive 3,888 total sq. ft., the main residence offers a sanctuary of comfort and style. As if that weren't enough, a separate guest quarters, that consist of approximately 1,100 sq. ft of the main home area, ensures ample space for visitors or renters to indulge in the tranquility of this retreat. Prepare to be enchanted by the abundant wildlife and exotic birds that call this oasis home. Here, fishing, hunting, and a riverbank await, promising unforgettable moments of connection with nature. But the allure doesn't end there. Three additional income generating homes grace the property, each offering its own unique charm and character. The first home "The Glen Getaway" boasts 1,092 sq. ft. of living space that includes the meeting room, while the second and third homes offer 768 sq. ft. and 555 sq. ft. respectively. Totalling an impressive 6,303+- sq. ft. according to the Tax Office, this property presents a myriad of opportunities. Currently generating \$3,200 in income from the three rental homes, the potential for additional revenue from leasing the separated guest quarters in the main home is substantial—projected at well over \$4,000 per month at the current leases. Farming income is also projectable income. Adding to its appeal, the property has a designated 5+- acres of, (on or around year 1908), Senior Artesian Water Rights as per owners that will insure a sustainable water source for the land. A well, installed within the last two years as per the sellers, provides further peace of mind, offering reliability and efficiency. This property has an expensive underground water system for irrigation with an impressive (11) eleven water valve "risers" for full irrigation coverage as per the sellers. For prospective buyers, the convenience continues. The leased houses will be sold fully furnished, streamlining the transition for those looking to capitalize on the rental income opportunity. At the time of the listing all homes were leased. However, it's important to note that a Special Use Permit is required from the Chaves County Extra Territorial Zoning every 3 years to utilize it as a retreat center and a community garden. Buyers must obtain this provision to ensure compliance with local regulations. For detailed information and approval procedures, please consult the local Chaves County ETZ authorities. In summary, this property represents more than just a residence—it's a sanctuary, a retreat, and for unforgettable memories. Don't miss your chance to own this slice of paradise so you can "You can get away, without going away".

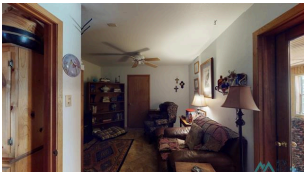
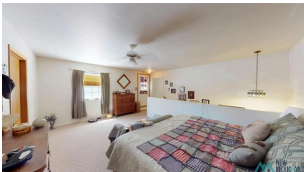
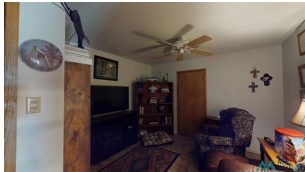
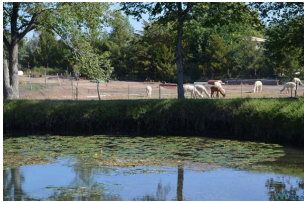
SOLD INFORMATION

Contract Date	Selling Broker 1
Closing Date	Selling Office 1
How Sold	Selling Broker 2
Sale Type	Selling Office 2
Sold Price	Sell Team
Sold Price Per SQFT	Additional Comments
Final Seller Concession	

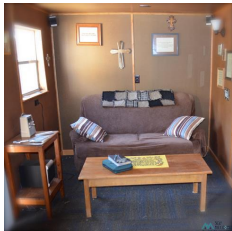
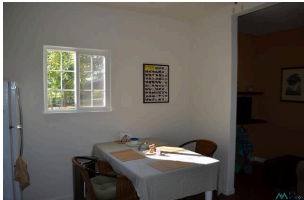
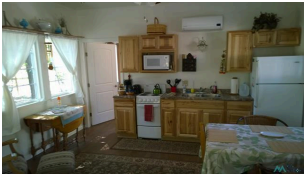
ADDITIONAL PICTURES



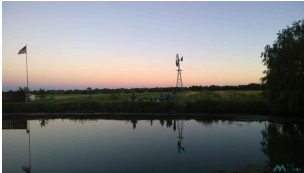
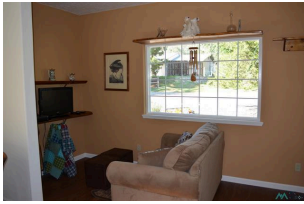




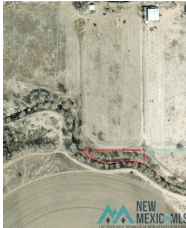








GOOGLE OVERVIEW



SPRING RIVER BOUNDARY



**DISCLAIMER**

This information is deemed reliable, but not guaranteed. COPYRIGHT©2024 New Mexico Multiple Listing Service dba New Mexico MLS.