



Listing Overview

Parcel 1	Price: \$260,000
	Lot Size: 4.299 ± AC
Parcel 2	Price: \$269,000
	Lot Size: 4.180 ± AC

- Parcel 1 has a cell tower that is owned by other entity besides the owner of the land
- Parcel 2 has security fence around whole perimeter
- Water & electricity on McGregor Range Rd

Seller Financing may be available - subject to buyer's financial strength.

For more information:

Douglas B Derrick, SIOR

915.727.4000 | dderrick@naielpaso.com

McGregor Range Rd @ Hwy 54 | Otero County, NM

U.S.G.L.O. BRASS CAP FOUND

36	31
1	6

MISS MILITARY RESERVATION

3 AC

LOT 2
4.180 AC

LOT 1
4.639 AC

5' UTILITY EASEMENT (TYPICAL)

10' UTILITY EASEMENT

5' UTILITY EASEMENT (TYPICAL)

MCGREGOR RANGE ROAD (50' WIDE)

U.S. HIGHWAY 54

Dimensions and Bearings:

- Top boundary: 1463.34'
- Left boundary: N28°26'42"E, 440.18'
- Right boundary: 625.41', S00°05'40"E
- Bottom boundary: S28°24'57"W, 25.00'; N61°39'06"W, 44.23'
- Internal dimensions: 388.13', 138.17', 622.51', 342.64', 376.62', 1546.47'

PORT BUSS MILITARY RESERVATION

SECTION/TOWNSHIP LINE

AT&T LEASE AREA
SEE REF. DOC."B"

Power Pole

Overhead Utility Line

LOT 2, LEVENSON ESTATES

622.51'

20' ACCESS & UTILITY EASEMENT
SEE REF. DOC."B"

GRAVEL ACCESS ROAD

Fiber Optic Cable Route

Overhead Utility Line

McGREGOR RANGE RD.

U.S. HWY. 54

Cell Tower

PARENT PARCEL
LOT 1, LEVENSON ESTATES,
WARRANTY DEED
DOC#201010790
OTERO COUNTY, RECORDS

SECTION/RANGE LINE

625.41'

50' Road & Utility Easement
[See Ref. Doc. #5]

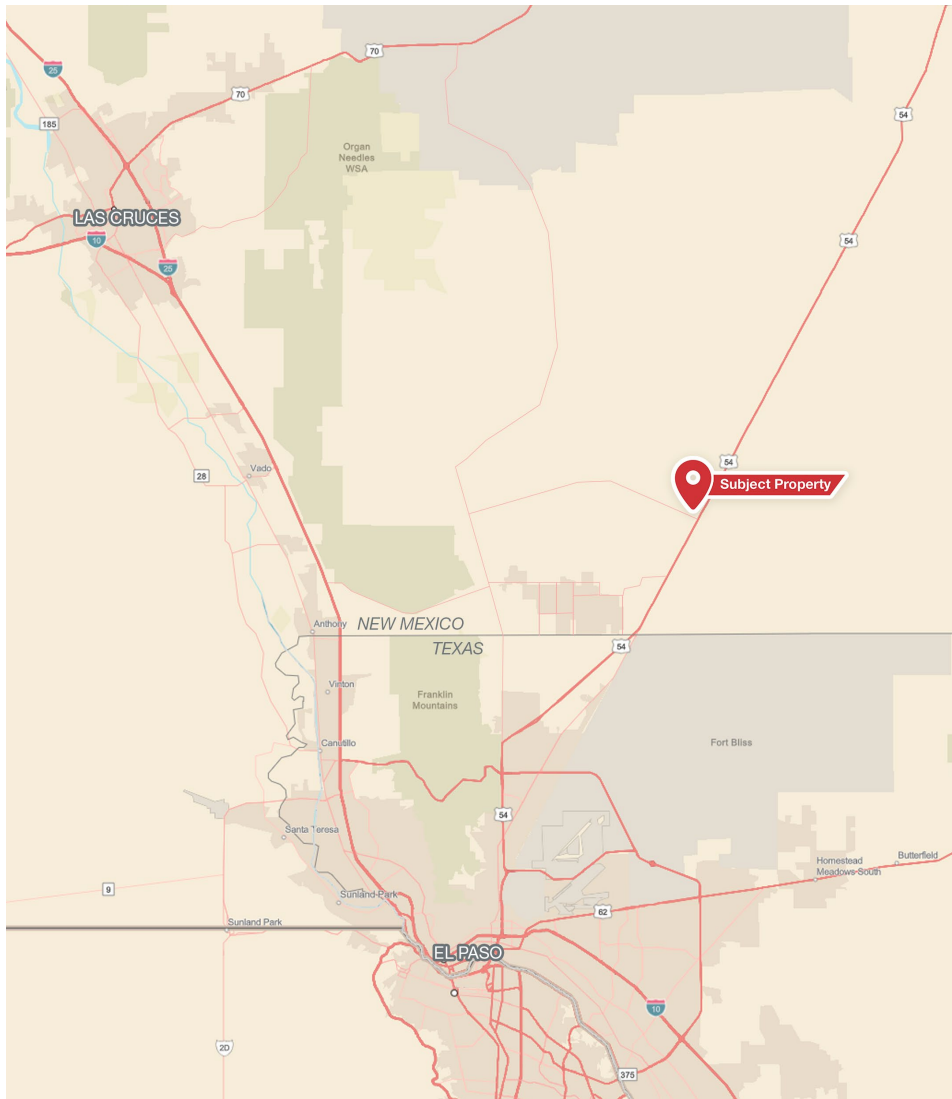
Utility Easement
[See Ref. Doc. #5]

Utility Easement
[See Ref. Doc. #5]

LINE	BEARING	DISTANCE
L1	S28°29'19"W	112.93'
L2	N61°34'41"W	44.23'
L3	S28°29'22"W	25.00'

4901 N Mesa St #3B
El Paso, TX 79912
915.859.3017
naielpaso.com

Location Overview



Key Distances from Subject Property (Approx.)

McGregor Base Camp	5.8 Miles
Chaparral, NM	8 Miles
El Paso, TX	31 Miles
Las Cruces, NM	46 Miles

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

NAI El Paso

9005896

Name of Sponsoring Broker (Licensed Individual or Business Entity)

License No.

Email

Phone

Douglas B. Derrick

279066

Name of Designated Broker of Licensed Business Entity, if applicable

License No.

dderrick@naielpaso.com

Email

(915)727-4000

Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

License No.

Email

Phone

Name of Sales Agent/Associate

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

TXR 2501

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Douglas Derrick

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Marble Falls