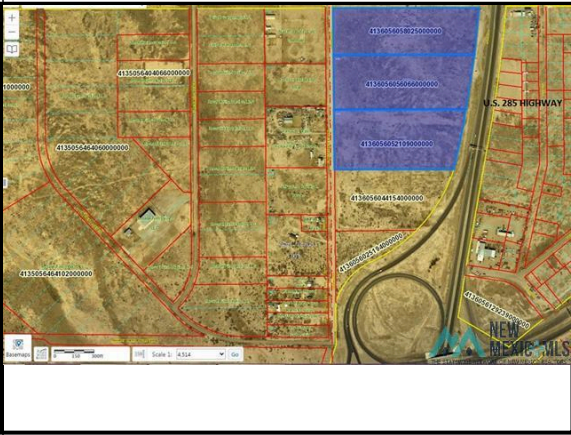


AGENT HANDOUT - LAND



MLS #	20245392	Lot Land Size	27.45 acres
Asking Price	\$675,000	Water Rights	
Status	Active	Water Rights/Acres	
Type	Commercial	Total # Acres	29.4500
Area		Home (Y/N)	No
County	Chaves County	Apx Sq Ft	1282842
Address	6100 N MAIN Street	Year Built	
City	Roswell	# Bedrooms	
State	NM	# Baths	
Zip	88201		
DOM	15		
Contact	NEAL LEVEN		
Phone	CELL: 575-637-6611		
Office:	BERKSHIRE HATHAWAY HOME SERVICES EN		
List Office	BERKSHIRE HATHAWAY HOME SERVICES E...		



GENERAL INFORMATION

Acres-Range
Acres-Pasture
Acres-Dry Farm
Acres-Cultivated
Acres-Irrigated
Acres-Orchard
Acres-Private
Acres-BLM
Acres-Forest
Acres-Deeded
Acres-State
Acres-Other

Extra Territorial Zoning

Lease Hold No
Listing Date 9/18/2024
Expiration Date 9/17/2025

Off Market Date
Associated Document Count 5

FEATURES

ACCESS TO PROPERTY Driveway To City Street, Driveway To St /Fed
ADJACENT/ADJOIN Mountains
ASSESSMENTS None
FLOOD ZONE See Addendum, No
ELECTRIC Near-Site, On-Site

IMPROVEMENTS Fence, Road-Paved
WATER, MINERAL RIGHTS Other
POSSESSION Upon Funding
TERMS OF SALE Cash, Conventional, Other
TERRAIN Flat, Cleared
WATER Community, On-Site, Well-Needed, Live Water

FINANCIAL / SOLD INFO

How Sold
Closing Date
Sold Price

List Type Exclusive Right to Sell
Sellers NMREC Licensee No
Taxes \$ \$6,153.00
Tax Year 2024
Assessments 1
Assessments 2

Directions North on Main just past the Bypass on left at Gallina Road. Property is behind Welcome Alien sign.
Public Remarks Giant 29.45 acre parcel on the NW side of Main Street and just north of the US 285 loop. This 29.45 Acre property is excellent for multitudes of large business. The land has extreme frontage on 285/Main, has paved roads on all three sides for commercial entry. Parcel has easy access on/off the Loop and 285/Main for the perfect ideal for Truck Stops, Convenience store, Big name Retail, RV Park, Storage. Giant frontage on 285 behind the brand new Historical Roswell Alien Sign to Gallina Road. Not to mention every tourist stops at this location for free! The traffic that stops just to take a picture with this sign is unbelievable per day.