

FOR SALE

PROPERTY

LOCATION: 18.672± acres West of I-25 & Hwy 181
Located at an Interstate Exit in the city limits
Truth or Consequences, New Mexico 87901

PROPERTY CODE: 3022072390028

TAXES: \$ 140.16 (2022)

**BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY ON THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.

ZONING: Transitional

- 1,272±' frontage on Hwy 181
- 1,116±' exposure on I-25 at Exit 83 southbound
- Located adjoining the South boundary of the Truth or Consequences Municipal Airport
- This parcel is located within an Opportunity Zone
- Perfect for commercial development!

ASKING PRICE: \$27,500 per acre

Information Disclaimer:

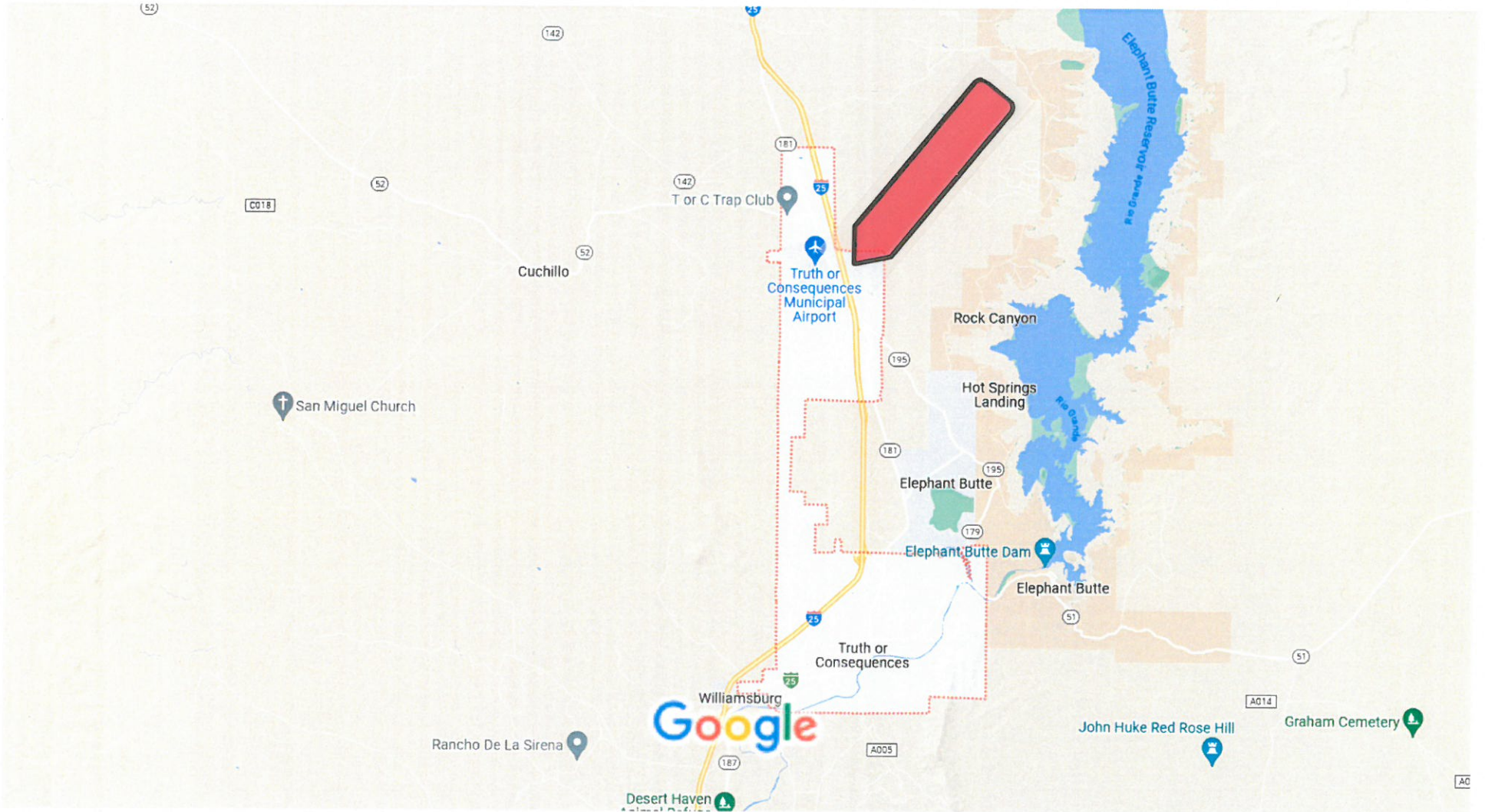
The data provided in this due diligence packet was compiled from several sources, including the public records, as a courtesy to the potential bidder. It is NOT intended to include all the documentation affecting the subject property, but merely a partial collection of some of the frequently requested documentation. A potential bidder should not rely upon the information provided as his sole source of due diligence material. It is each bidder's sole responsibility to accomplish his due diligence in whatever manner he deems advisable. Although all information is derived from sources believed to be correct, neither the broker nor the seller makes any warranty or representation as to the validity or accuracy of any information provided.

INTERSTATE EXIT PROPERTY

- This prime property located at exit #83 off Interstate 25, offers many opportunities ranging from future development of interstate commercial, industrial, travel center, hospitality, recreation, home sites or mini ranches, all with beautiful mountain views.
- Located in the city limits of Truth or Consequences.
- Beautiful views of the Black Mountain Range, Sierra Cuchillo & FRA Cristobal Mountain Range
- Located in the Chihuahuan Desert Ecoregion, North America's largest desert.
- A picturesque 2-hour drive South of Albuquerque Airport and 90 minutes from the El Paso airport!
- Frontage on State Highway 181 as well as NM-52.
- 20 miles Southeast of Spaceport America whose tenants include Virgin Galactic, Up Aerospace, Spinlaunch, Hapsmobile, Aerovironment, Swift Engineering & more!
- 21 miles from Ted Turners 360,000 acre Armendaris Ranch or 2 miles as the crow flies!
- Located in an Opportunity Zone!
 - <https://opportunitydb.com/zones/35051962401/>
- 721 ± acres located abutting the Lakeshore Highlands Subdivision, previously approved for 196 residential lots varying from 1.19 ± to 16.85 ± acres
- Lakeshore Highlands is a lovely residential neighborhood known for its elevated views of Elephant Butte Lake
- Located near the edge of Elephant Butte Lake State Park just minutes from Long Point, Rock Canyon Marina and Hot Springs landing. Enjoy a variety of fishing, boating and outdoor recreational activities. Just minutes to I-25, the City of Elephant Butte and Truth or Consequences.
- Located in an Opportunity Zone!
 - <https://opportunitydb.com/zones/35051962401/>
- **Truth or Consequences**
 - Once known as Hot Springs, this is a historic small resort town and the county seat of Sierra County.
 - Situated off I-25 between Albuquerque and Las Cruces
 - This town got its name in 1950 as part of a publicity scheme to celebrate the 10th anniversary of Ralph Edwards' hugely successful game show on NBC radio. He challenged a town or city in the U.S. to change its name to Truth or Consequences!
<https://parade.com/248839/audiagryvatzcopquin/how-did-truth-or-consequences-nm-get-its-name/>
 - Home to the Geronimo Trail National Scenic Byway Visitor Center & Spaceport Visitor's Center
 - The Healing Waters Plaza, Hot Springs Bathhouse District, restored hotels, RV parks and spas reflect its history.
 - This area is known for its geothermal resources and hot springs that flow out of a rift along the Rio Grande. This produces pristine waters ranging from 98 to 115 degrees with trace elements of 38 different minerals and a neutral pH of 7.
 - Truth or Consequences Municipal Airport has 5 runways of which 1 is paved and is 7,400' long.
- **Elephant Butte**
 - Home to Elephant Butte Lake/Reservoir, the largest lake in New Mexico.
 - Elephant Butte is called the "Diamond in the Desert."
 - Water activities include stand-up paddle boarding, kayaking, boat rentals & fishing trips

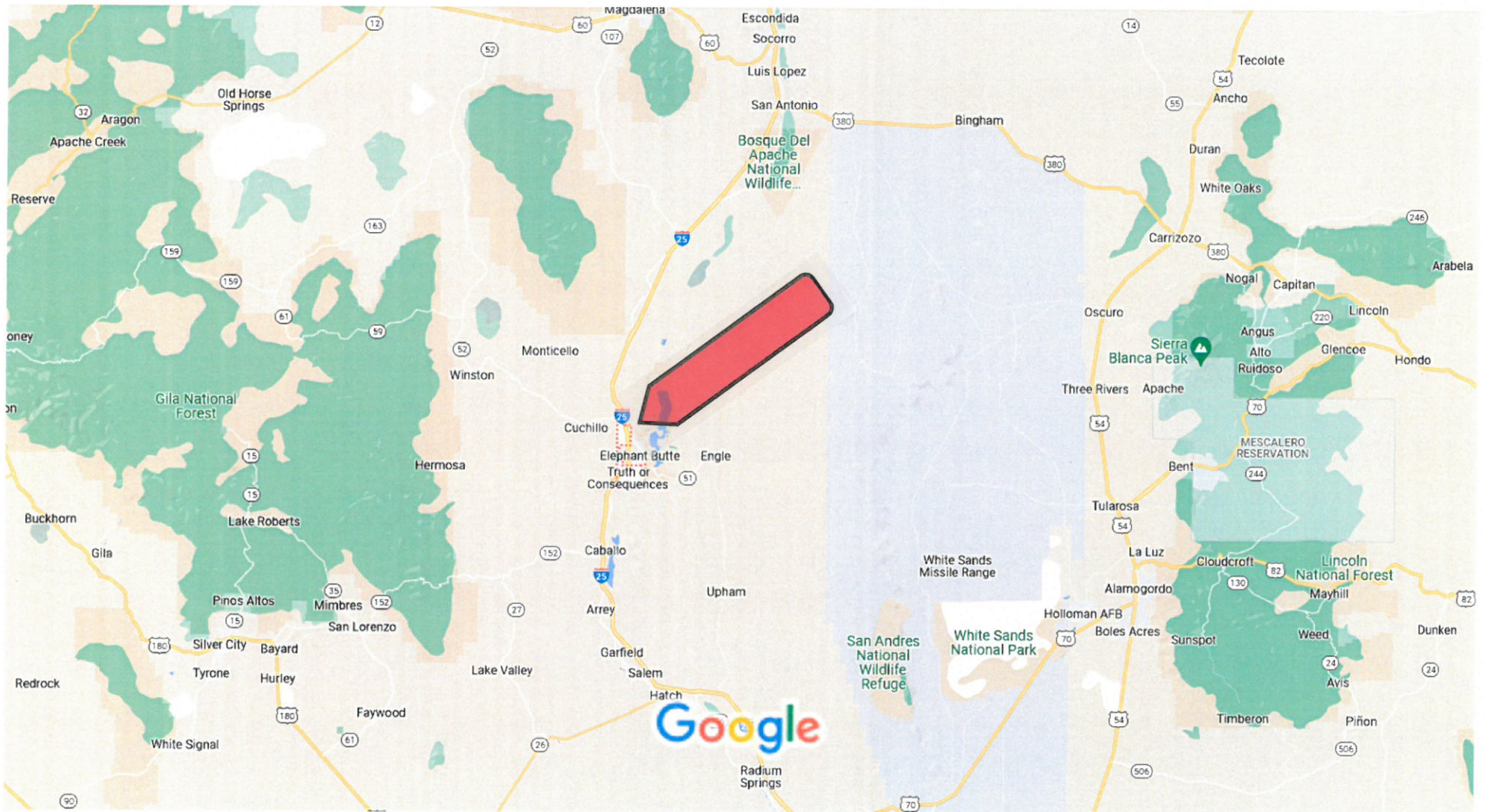
- Elephant Butte is home to the Sierra del Rio, a 5-star golf course.
- **Sierra County**
 - Home of the Gila National Wilderness, White Sands National Park & Missile Range, Bosque del Apache National Wildlife Refuge, the area's healing geothermal mineral waters (Hot Springs), Spaceport America, various ghost towns Caballo Lake State Park & Elephant Butte Lake
 - Spaceport America is just 20 miles SE of Truth or Consequences/Elephant Butte.
 - The world's first purpose-built commercial spaceport
 - Anchor tenant Virgin Galactic plans to offer commercial space flights later this year!
 - Several awards for architecture of its space terminal hangar
 - 200' x 12,000' runway
 - <https://www.spaceportamerica.com/>
 - This county is known for year-round recreation that includes hiking & ecotours, rock hunting, golf, birdwatching, stargazing, horseback riding & lots more!
 - Home to two of Ted Turner Nature Reserves properties, a hospitality brand grounded in conservation with a mission to connect people with nature.
 - Full of history, this area was home to Spanish settlers and ancient tribes dating back to prehistoric times
- **Ted Turner in New Mexico**
 - His Ladder Ranch & Armendaris properties are both within a 30-minute drive from the property we are auctioning.
 - March 16, 2023 — Renowned conservationist and philanthropist [Ted Turner](#) and [the Turner Foundation](#) was recognized by the New Mexico legislature for their philanthropy and contribution to large land conservation.
 - The bill recognizes Ted Turner as the largest private landowner in New Mexico, converting the historic properties he owns into nature reserves to share with the public, and honors the Turner Foundation for philanthropic donations of nearly \$1.2 million in grants to various youth, conservation, and education organizations in New Mexico.
 - Ted Turner owns more than one million acres of land in the state of New Mexico, which include the 550,000 acre [Vermejo](#) reserve in the northern, Rocky Mountain region, the 156,000 acre [Ladder](#) reserve at the base of the Black Range in the southern desert basin region, and the 360,000 acre [Armendaris](#) reserve in the Chihuahuan high desert. 300+ days of sunshine with extra low humidity!
 - <https://tedturnereserves.com/press/ted-turner-recognized-by-state-of-new-mexico/>

Google Maps Truth or Consequences



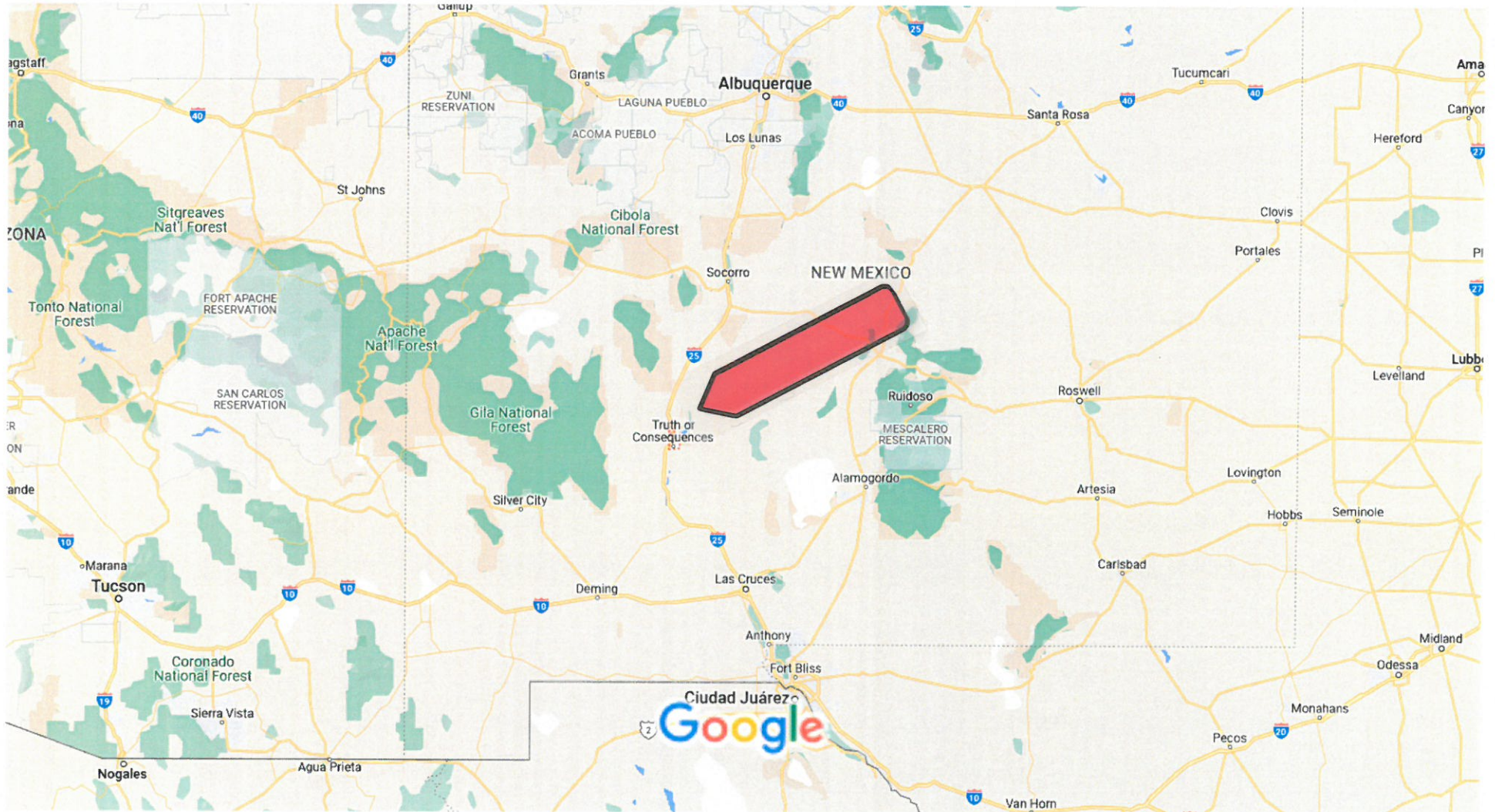
Map data ©2023 2 mi

Google Maps Truth or Consequences



Map data ©2023 Google 10 mi 

Google Maps Truth or Consequences

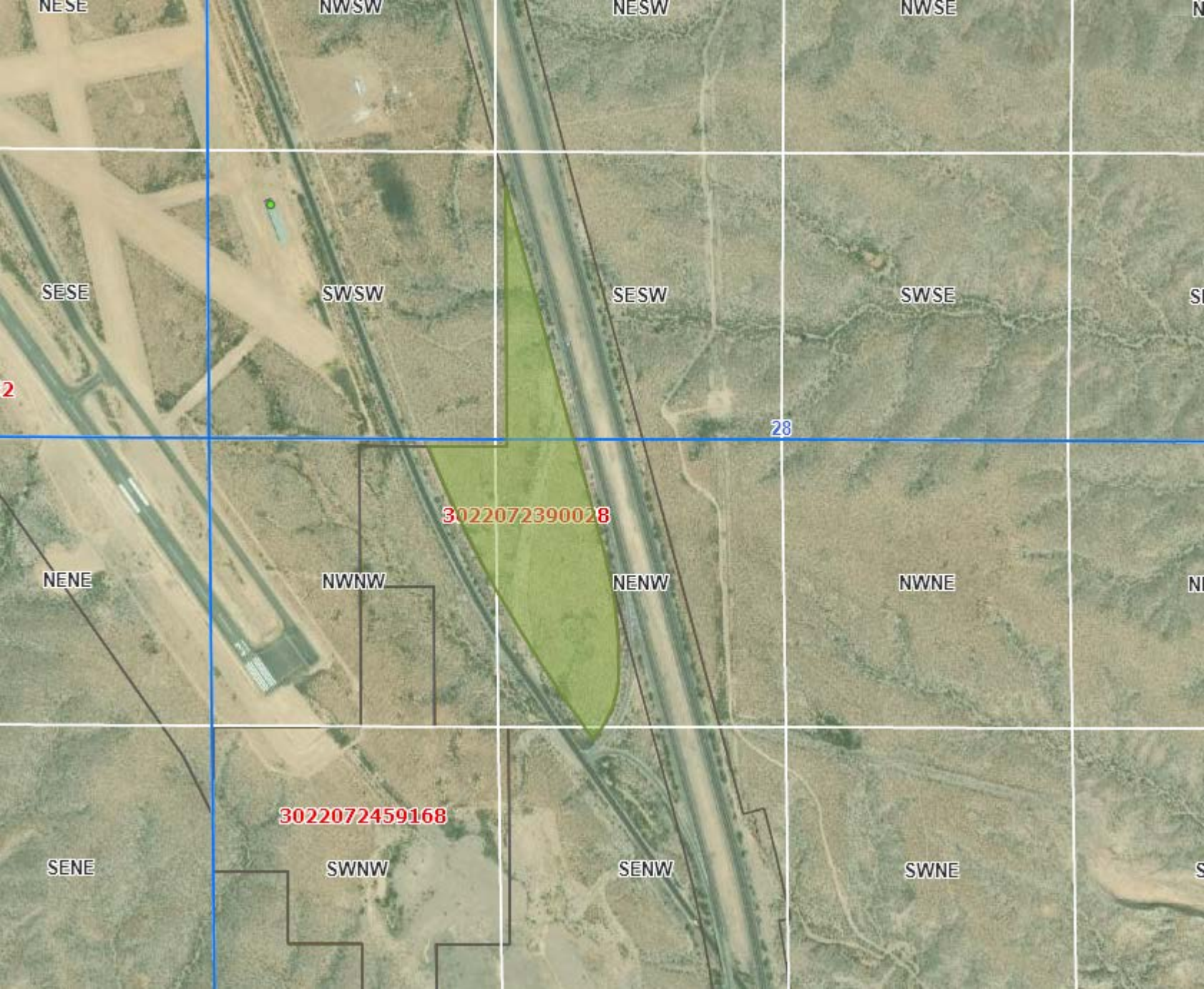


Map data ©2023 Google, INEGI 20 mi



AVAILABLE
18.672± ACRES



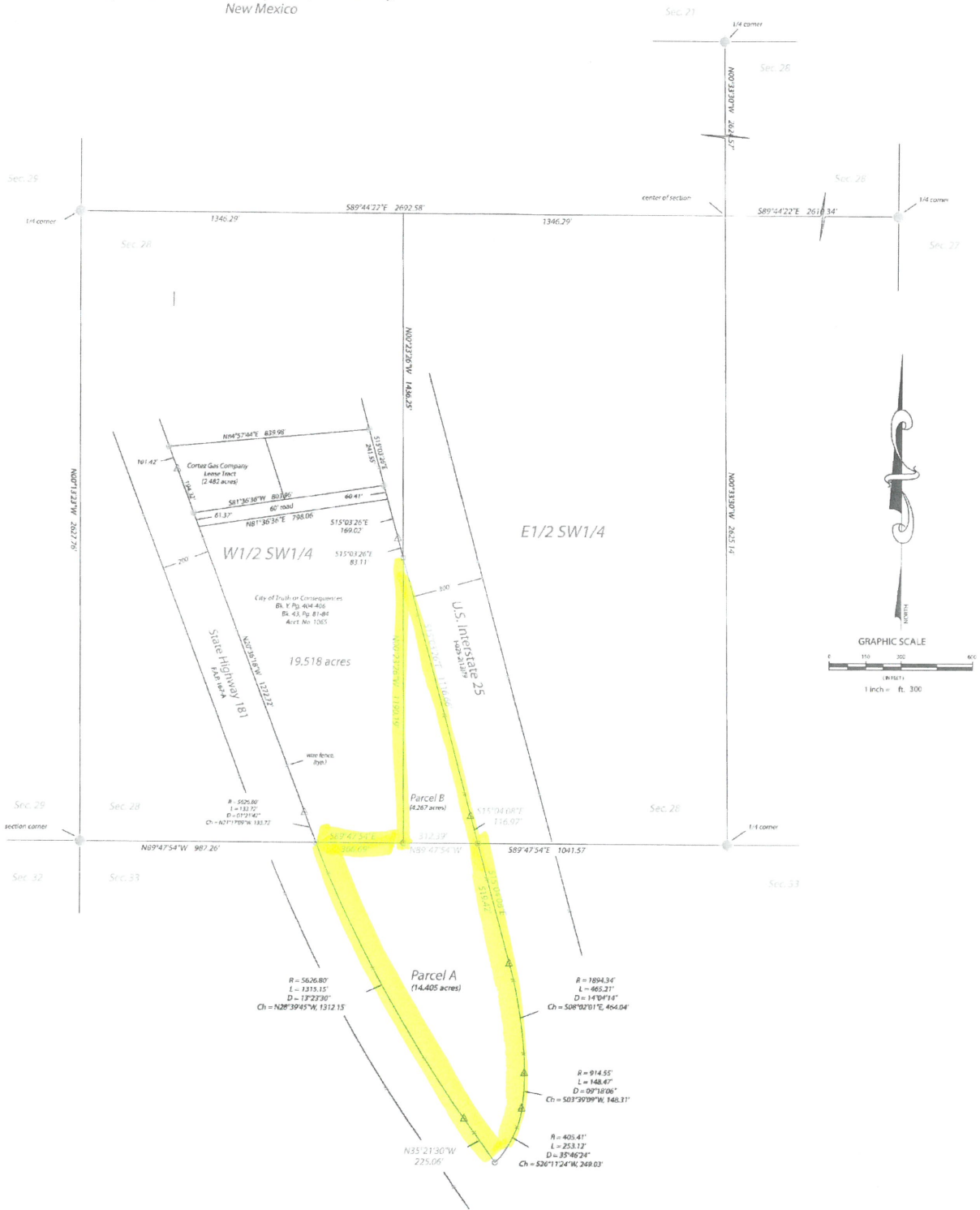


3022072390028

3022072459168

28

BOUNDARY SURVEY PLAT
of two Parcels of land
in the E1/2 SW1/4 of Section 28, and the NW1/4 of Section 33,
Township 12 South, Range 4 West, N.M.P.M.,
within the City Limits of Truth or Consequences, Sierra County,
New Mexico



Notes

These tracts are subject to encumbrances, restrictions and reservations of record
○ = set 1/2" rebar w/surcap 12129
□ = set "3/4" nail w/aluminum tag 12129 (in concrete)
△ = N.M.S.H.T.D. "trim-rail" monument
⊙ = found 5/8" rebar w/surcap 8472
⊙ = U.S.G.L.O. "brass cap" monument, (1946)
Bearings based on GPS observation, (WGS-84)
Reference:
Sierra County Records Deed Book 111, Page 2237
Sierra County Assessor Account No. 18492
New Mexico State Highway Commission Right-of-way Map, New Mexico
Project No. 1426-21.02(9.6.F.A.S. 165-A)

April 11, 2011

Senn & Associates
Professional Land Surveying
P.O. Box 678, Orchard Butte, New Mexico 89035

CERTIFICATE

This is to certify that I am a registered Professional Land Surveyor. This plat is prepared from notes of field surveys made by me or under my supervision. Our salaries and charges are true and correct to the best of my knowledge and belief.

This plat meets the minimum requirements of the Standards of Land Survey in New Mexico.

David M. Senn
New Mexico Professional Surveyor
License Number 12129

INDEXING INFORMATION FOR COUNTY CLERK
Hot Springs Land Development, LLC (18492)
Section 28 and Section 33
Township 12 South, Range 4 West, N.M.P.M.

Click to Print

Owner Information

Owner # 19634 **District** 6 IN
HOT SPRINGS TC LLC

9625 WES KEARNEY WAY
RIVERVIEW FL 33578

Estimated Taxes for Owner

Estimated Tax Estimated Year used
\$140.16 2022

Calculate Estimated Tax

Recap Value Information

Central Full Value	0	Full Value	17829
Land Full Value	17829	Taxable Value	5943
Improvements Full value	0	Exempt Value	0
Personal Property Full Value	0	Net Value	5943
Manufactured Home Full Value	0		
Livestock Full Value	0		

Property Information

Property Code 3022072390028
Book 120 **Page** 310 **Reception#** 201201556

Physical Address

Bldg Apt

Section 28 Township 12 S Range 4 W

4.267 AC IN SW4SE4 LYING W OF I-25
SECTION 33 TOWNSHIP 12S RANGE 04W
14.405 AC IN NW4 LYING BETWEEN I-25
AND HWY 181
CONT 18.672 ACRES TOTAL

Property Value Information

181C Non-Residential Land 18.67 0.00 17829

Sierra County Title Company
PO Box 767 / 411 E 3rd Ave, Suite 5
Truth or Consequences, NM 87901
sierratitle@windstream.net

Search and Report No.: 074113

Higgenbotham Auctioneers
1629 Shepherd Rd.
Lakeland, FL 33811

Contact: Angie Poole

This search letter/report (the "Report") is not a guarantee or warranty of title; and the accuracy of this Report is not guaranteed. Sierra County Title Company, (the "Company") will not be liable for any defects, liens, encumbrances or other matters affecting title to the property described herein, or any errors or omissions relating to this Report. Liability for defects, liens, encumbrances or other matters affecting title to the property can be assumed by one of the Company's underwriters if title insurance is requested and issued.

In compliance with your request, we have updated a search of the records as reflected by the indices in the Office of the County Clerk, District Court Clerk, and County Treasurer, Sierra County, New Mexico **from July 3, 2012, at 5:00pm, to and including June 16, 2023, at 5:00pm**, as to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

And find that the following documents have been place of record during the period of our search:

- 1) **Warranty Deed** dated June 21, 2012, from Hot Springs Land Development LLC, a New Mexico limited liability company, to Hot Springs TC, LLC, a New Mexico limited liability company, filed for record on July 3, 2012, in Book 120 at Page(s) 310-312, in the Office of the Sierra County Clerk, New Mexico.

(Copies of the document(s) set out above are attached hereto.)

Taxes: Land ID #19634 - Base Amount for 2022: \$150.53. Total Amount Due: \$0.00.
Date Due: December 10, 2023. Taxes for 2022 are paid.

This report is in no way intended to warrant or guarantee the title, nor is it any way an opinion to the title. Further, this report does not warrant or guarantee the sufficiency or insufficiency of any instruments listed. It being the intention herein only to show a list of instruments, if any, that might have been place of record between the dates shown above.

In consideration of the Company issuing this Report, and as evidenced and agreed to by its acceptance of this Report, the party receiving this Report, and anyone else who might receive or rely upon this report (the "Releasers"), agree that no title commitment or title is being issued, and further agree that neither the Company, nor any of its officers, owners, employees or agents, shall have any liability or responsibility to Releasers or anyone claiming through Releasers, for any error or omission relating to this Report, including, but not limited, to errors or omissions arising during or relating to searching, posting, indexing or reporting.

This title report is issued with the express understanding, evidenced by the acceptance hereof, that the undersigned while believing the above statements to be true and correct, shall incur no liability by reason of such statements, nor any liability, in excess of the charge hereof, under this report.

WITNESS WHEREOF, the undersigned has caused this title report to be signed on the 30th day of June, 2023.

Sierra County Title Company


By: 
Joshua R. Ashbaugh, Title Examiner

Exhibit "A"

LEGAL DESCRIPTION-PARCEL A

(14.405 ACRES)

A tract of land situate in the NW1/4 of Section 33, Township 12 South, Range 4 West, N.M.P.M., bounded on the east by the west right-of-way of U.S. Interstate 25 and bounded on the west by the east right-of-way of State Highway 181, located in the City of Truth or Consequences, Sierra County, New Mexico, and more particularly described as follows, to-wit;

Beginning at the NW corner of this tract, a ½" rebar w/survcap 12129, a point on the north boundary of Section 33, Township 12 South, Range 4 West, also a point on the east right-of-way of State Highway 181, whence the NW corner of said Section 33, a U.S.G.L.O. "brass-cap" monument, bears N89°47'54"W, a distance of 987.26 feet;

Thence, along said boundary, S89°47'54"E, a distance of 679.08 feet to the NE corner of this tract, a ½" rebar w/survcap 12129, a point on the west right-of-way of U.S. Interstate 25;

Thence, along said right-of-way, S15°04'08"E, a distance of 519.42 feet to a point of curvature, a N.M.S.H.T.D. "iron-rail" monument;

Thence, along said right-of-way, along the arc of a curve to the right having a radius of 1894.34 feet, a central angle of 14°04'14", (ch = S08°02'01"E, 464.04 feet), a distance of 465.21 feet to a point of compound curvature, a N.M.S.H.T.D. "iron-rail" monument;

Thence, along said right-of-way, along the arc of a curve to the right having a radius of 914.55 feet, a central angle of 09°18'06", (ch = S03°39'09"W, 148.31 feet), a distance of 148.47 feet to a point of compound curvature, a N.M.S.H.T.D. "iron-rail" monument;

Thence, along said right-of-way, along the arc of a curve to the right having a radius of 405.41, a central angle of 35°46'24", (ch = S26°11'24"W, 249.03 feet), a distance of 253.12 feet to the southernmost corner of this tract, a ½" rebar w/survcap 12129, a point on the east right-of-way of State Highway 181;

Thence, along said right-of-way, N35°21'30"W, a distance of 225.06 feet to a point of curvature, a N.M.S.H.T.D. "iron-rail" monument;

Thence, along said right-of-way, along the arc of a curve to the right having a radius of 5626.80 feet, a central angle of 13°23'30", (ch = N28°39'45"W, 1312.15 feet), a distance of 1315.15 feet to the place of beginning, containing 14.405 acres, more or less.

Exhibit "A"

LEGAL DESCRIPTION-PARCEL B (4.267 ACRES)

A tract of land situate in the E1/2 SW1/4 of Section 28, Township 12 South, Range 4 West, N.M.P.M., bounded on the east by the west right-of-way of U.S. Interstate 25, located in the City of Truth or Consequences, Sierra County, New Mexico, and more particularly described as follows, to-wit:

Beginning at the SW corner of this tract, a 1/2" rebar w/survcap 12129, a point on the south boundary of Section 28, Township 12 South, Range 4 West, whence the SW corner of said Section 28, a U.S.G.L.O. "brass-cap" monument, bears N89°47'54"W, a distance of 1353.95 feet;

Thence, along the west boundary of the E1/2 SW1/4 of said Section 28, N00°23'26"W, a distance of 1190.19 feet to the northernmost corner of this tract, a "pk" nail in concrete w/aluminum tag 12129, a point on the west right-of-way of U.S. Interstate 25;

Thence, along said right-of-way, S15°03'26"E, a distance of 1116.66 feet to an angle point in this tract, a N.M.S.H.T.D. "iron-rail" monument;

Thence, along said right-of-way, S15°04'08"E, a distance of 116.97 feet to the SE corner of this tract, a 1/2" rebar w/survcap 12129, a point on the south boundary of said Section 28;

Thence, along said boundary, N89°47'54"W, a distance of 312.39 feet to the place of beginning, containing 4.267 acres, more or less.

WARRANTY DEED

Book 120
Page 310

Hot Springs Land Development LLC, a New Mexico Limited Liability Company, for consideration paid, grant(s) to Hot Springs TC, LLC, a New Mexico limited liability company, whose address is 9625 Wes Kearney Way, Riverview, FL 33578 the following described real estate in Sierra County, New Mexico:

See Exhibit "A" ^{and "B"} attached hereto and made a part hereof

SUBJECT TO: Restrictions, Reservations and Easements of record.

with warranty covenants.

Witness _____ hand(s) and seal this 21st day of June, 2012.

Hot Springs Land Development LLC, a New Mexico Limited Liability Company


By Gregory B. Neal

(Seal)

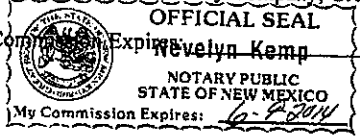
(Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF SIERRA

This instrument was acknowledged before me on June 21, 2012, by Hot Springs Land Development LLC, a New Mexico Limited Liability Company, Greg B. Neal, manager.





Notary Public

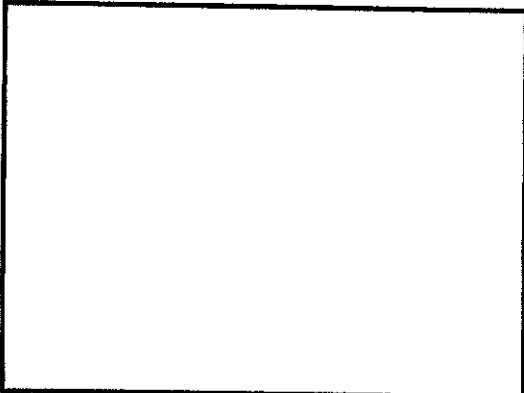
ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF _____

This Instrument was Acknowledged before me on _____, by _____, of _____ a _____ corporation, on behalf of said corporation.

Notary Public
My Commission Expires: _____



Senn & Associates

Professional Land Surveying

P.O. Box 629

Elephant Butte, New Mexico 87935

(575) 744-5773

Book 120

Page 311

LEGAL DESCRIPTION-PARCEL A

(14.405 ACRES)

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Thence, along said boundary, S89°47'54"E, a distance of 679.08 feet to the NE corner of this tract, a 1/2" rebar w/survcap 12129, a point on the west right-of-way of U.S. Interstate 25;

Thence, along said right-of-way, S15°04'08"E, a distance of 519.42 feet to a point of curvature, a N.M.S.H.T.D. "iron-rail" monument;

Thence, along said right-of-way, along the arc of a curve to the right having a radius of 1894.34 feet, a central angle of 14°04'14", (ch = S08°02'01"E, 464.04 feet), a distance of 465.21 feet to a point of compound curvature, a N.M.S.H.T.D. "iron-rail" monument;

Thence, along said right-of-way, along the arc of a curve to the right having a radius of 914.55 feet, a central angle of 09°18'06", (ch = S03°39'09"W, 148.31 feet), a distance of 148.47 feet to a point of compound curvature, a N.M.S.H.T.D. "iron-rail" monument;

Thence, along said right-of-way, along the arc of a curve to the right having a radius of 405.41, a central angle of 35°46'24", (ch = S26°11'24"W, 249.03 feet), a distance of 253.12 feet to the southernmost corner of this tract, a 1/2" rebar w/survcap 12129, a point on the east right-of-way of State Highway 181;

Thence, along said right-of-way, N35°21'30"W, a distance of 225.06 feet to a point of curvature, a N.M.S.H.T.D. "iron-rail" monument;

Thence, along said right-of-way, along the arc of a curve to the right having a radius of 5626.80 feet, a central angle of 13°23'30", (ch = N28°39'45"W, 1312.15 feet), a distance of 1315.15 feet to the place of beginning, containing 14.405 acres, more or less.

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Book 120
Page 312

LEGAL DESCRIPTION-PARCEL B (4.267 ACRES)

A tract of land situate in the E1/2 SW1/4 of Section 28, Township 12 South, Range 4 West, N.M.P.M., bounded on the east by the west right-of-way of U.S. Interstate 25, located in the City of Truth or Consequences, Sierra County, New Mexico, and more particularly described as follows. to-wit:

Beginning at the SW corner of this tract, a 1/2" rebar w/survcap 12129, a point on the south boundary of Section 28, Township 12 South, Range 4 West, whence the SW corner of said Section 28, a U.S.G.L.O. "brass-cap" monument, bears N89°47'54"W, a distance of 1353.95 feet;

Thence, along the west boundary of the E1/2 SW1/4 of said Section 28, N00°23'26"W, a distance of 1190.19 feet to the northernmost corner of this tract, a "pk" nail in concrete w/aluminum tag 12129, a point on the west right-of-way of U.S. Interstate 25;

Thence, along said right-of-way, S15°03'26"E, a distance of 1116.66 feet to an angle point in this tract, a N.M.S.H.T.D. "iron-rail" monument;

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Thence, along said boundary, N89°47'54"W, a distance of 312.39 feet to the place of beginning, containing 4.267 acres, more or less.

STATE OF NEW MEXICO } SS
County of Sierra

I HEREBY CERTIFY that this

Instrument was filed for record on the
30 day of July A.D., 20 12
at 2:38 o'clock P. M. and duly
recorded in book 120 page 310-312
Fee \$ 25.00

Connie Green
County Clerk, Sierra County, N.MEX
By Deputy
Deputy

EXHIBIT A
Senn & Associates

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Thence, along said right-of-way, along the arc of a curve to the right having a radius of 914.55 feet, a central angle of 09°18'06", (ch = S03°39'09"W, 148.31 feet), a distance of 148.47 feet to a point of compound curvature, a N.M.S.H.T.D. "iron-rail" monument;

Thence, along said right-of-way, along the arc of a curve to the right having a radius of 405.41, a central angle of 35°46'24", (ch = S26°11'24"W, 249.03 feet), a distance of 253.12 feet to the southernmost corner of this tract, a 1/2" rebar w/survcap 12129, a point on the east right-of-way of State Highway 181;

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Thence, along the west boundary of the E1/2 SW1/4 of said Section 28, N00°23'26"W, a distance of 1190.19 feet to the northernmost corner of this tract, a "pk" nail in concrete w/aluminum tag 12129, a point on the west right-of-way of U.S. Interstate 25;

Thence, along said right-of-way, S15°03'26"E, a distance of 1116.66 feet to an angle point in this tract, a N.M.S.H.T.D. "iron-rail" monument;

Thence, along said right-of-way, S15°04'08"E, a distance of 116.97 feet to the SE corner of this tract, a 1/2" rebar w/survcap 12129, a point on the south boundary of said Section 28;

Thence, along said boundary, N89°47'54"W, a distance of 312.39 feet to the place of beginning, containing 4.267 acres, more or less.

STATE OF NEW MEXICO } SS
County of Sierra

I HEREBY CERTIFY that this
instrument was filed for record on the
3RD day of July A.D., 20 12
at 2:33 o'clock P M. and duly
recorded in book 120 page 307-309
Fee \$ 25.00

Connie Greer

County Clerk, Sierra County, N. Mex

By Debbie Turner
Deputy