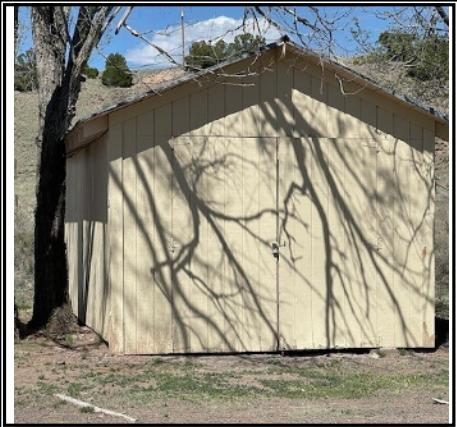


**3 Bed
2 Bath
2001 Cavco
on 3.715 acres**



Located on the NE Corner of US Hwy 60 and NM Hwy 36 in Quemado, NM. This is a rare opportunity to own 3.715 acres in the middle of town. This property is currently being used as a real estate sales office but the possibilities are endless.



**Commercial or
Residential Use!**

This property has ample storage with a shed out back and extra acreage surrounding the building + there is an RV pedestal with power already in place to invite family or friends to come stay.

Priced at just \$250,000



Get in touch:

480-969-8000

erink@swproperties.com



Property Boundary Survey
Property of Curtis
Within the NW 1/4 Section 2
T1N, R16W, NMPM
Catron County, New Mexico

Property Boundary Survey
Property of Curtis
Within the NW 1/4 Section 2
T1N, R16W, NMPM
Catron County, New Mexico

PROPERTY OF STATE OF NEW MEXICO

BASIS OF BEARINGS
S 90°00'00" E 329.05
(EAST 326.0')

PROPERTY OF CURTIS
PATENT BK B, PG 16
3.715 AC
(3.721 AC)

Shed

Old house floor/ftg

FND T-RAIL ROW MRKR TYPICAL

Old bridge abutment

Barbed Wire Fence (typical)

Overhead Electric Lines (typical)

Old asphalt strip

PROPERTY OF STATE OF NEW MEXICO

SET 1/2" REBAR W/CAP MRKD EDGINGTON 9060
(Corners 3 & 4)

50 0 50 100
SCALE: 1" = 100'

NOTE: Dimensions shown in parentheses are taken from the patent description. That description does not match the monuments found or the ROW of U.S. 60.

Boundary per deed

U.S. HIGHWAY 60 (200' ROW)

N 13°15'10" W 1523.41'
(N 13°15'10" W 1523.75')

N 02°25'25" W 132.63'
(N 01°11' W 134.0')

N 30°20'30" E 132.65'
(N 30°20'30" E 133.3')

T-PED N 48°10'20" W 524.00'
(N 48°10' W 524.0')

S 00°00'00" E 596.44'
(S 00°00' E 598.5')

FND 5/8" REBAR (Corners 1 & 2)

FND T-RAIL ROW MRKR 1230.25'

ORRECTED PROPERTY DESCRIPTION

parcel of land lying and being situate within the NW1/4 of Section 2, Township 1 North, Range 6 West, NMPM, Catron County, New Mexico, and being more particularly described as follows:

beginning at corner 1, the NW corner of said parcel whence the 1934 Brass Cap Monument marking the NW corner of Section 2, T1N, R16W, NMPM bears N 13°15'10" W, a distance of 1523.41 feet;

hence S 90°00'00" E, a distance of 329.05 feet to corner 2, the NE corner;

hence S 00°00'00" E, a distance of 596.44 feet to corner 3, the SE corner;

hence N 48°10'20" W, a distance of 524.00 feet to corner 4, the SW corner;

hence N 02°25'25" W, a distance of 132.63 feet to corner 5;

hence N 30°20'30" E, a distance of 132.65 feet to corner 1, the point of beginning, containing 3.715 acres, more or less.

FND T-RAIL ROW MRKR 1176.73'

S 48°10'20" E

SURVEYOR'S CERTIFICATE

I, Don Edgington, New Mexico Professional Surveyor #9060, hereby certify that this Survey Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act, and that this is a Boundary Survey Plat of an existing parcel or parcels.

Don Edgington
Survey 1767
June 5, 2004

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