

Property Details

CONTROL:	Exclusive	VALUE: \$1,300,000
		LOAN: \$0
		EQUITY: \$1,300,000
TITLE:	Taos Opportunity	
TYPE:	Land	
HAVE:	A hard-to-find opportunity in the high desert of Taos, this 63.59-acre property is located approximately 1.5 miles from Taos Plaza and includes approximately 152 acre-feet of pre-1904 surface water rights. Currently used as pasture, the property features	
ADDRESS:	La Senisa Rd, Taos, Nebraska	
BENEFITS TO NEW OWNER:	The property's greatest added value lies in its approximately 152 acre-feet of pre-1904 surface water rights. Potential subdivision, subject to applicable approvals, offers an opportunity to create high-end luxury mini-ranch homesites in a tranquil settin	
GROSS SCHEDULED INCOME:	\$0 Actual	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$55	
NOI:	-\$55	
DEBT SERVICE:	\$0	
CASH FLOW:	-\$55	
CAP RATE:	0.00%	
BENEFITS SOUGHT:	Settle estate	
MOTIVATION:	Estate high motivation	
CAN ADD:	possible cash or loan	
REMARKS:	We are seeking a buyer who recognizes the added value of the pre-1904 surface water rights and the potential to subdivide this property in a highly desirable Taos, New Mexico, location. With its tranquil setting and spectacular mountain views, the land of	
OWNER:	Estate	
COUNSELOR:	Gary Bernier PO Box 37376 Albuquerque, New Mexico, 87176	Phone: 505-833-1400 Cell: 505-220-9422 Email: nmgar8@hotmail.com