

Property Details

CONTROL: Exclusive
VALUE: \$798,000
LOAN: \$200,000
EQUITY: \$598,000

TITLE: Water Rights and 10 acre Pecan Orchard/Business
TYPE: Agricultural
HAVE: 4 bedroom home, 11 acres with 66 acre feet Water Rights
WEBSITE URL: <https://www.crex.com/properties/1953443/new-mexico-gants-family-pecan-orchard>
ADDRESS: 714 HWY 52, Cuchillo, New Mexico
BENEFITS TO NEW OWNER: 66 acre feet of WATER RIGHTS New irrigation pump, lots of upgrades and equipment available.

GROSS SCHEDULED INCOME: \$225,000 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$50,000
NOI: \$175,000
DEBT SERVICE: \$24,000
CASH FLOW: \$151,000
CAP RATE: 21.93%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$200,000	\$2,000	7%	12/31/1969	No

BENEFITS SOUGHT: Home in Wisconsin: Polk, St. Croix or Pierce Counties on an acre.

MOTIVATION: \$20,000 due by year end. Husband died. She has a new job out of state.

OWNER: Amy Gant

COUNSELOR: Coralee Quintana
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