

HOUSE WITH FARMING LAND

1408 New Mexico 116 Belen, NM 87002



FOR SALE

AVAILABLE LAND
8.7 AC

PRICE
\$399,000

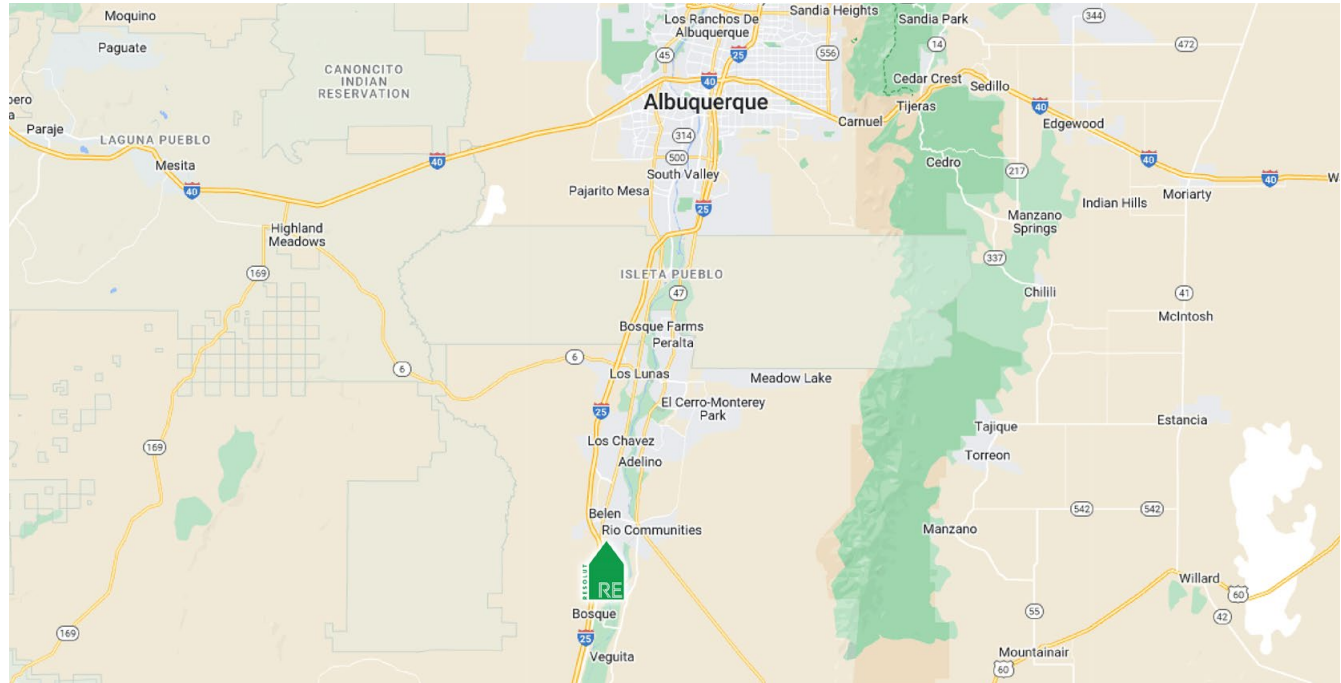
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PROPERTY HIGHLIGHTS

- Prime Location – Easy access off Highway 116 with visibility and frontage
- Approx. 8.7 Acres of Usable Land – Ideal for residential, agricultural, or potential commercial use
- 2 Acres of Valuable Water Rights – Perfect for farming, ranching, or equestrian use
- Ranch-Style Home – 3 Bedrooms / 2 Bathrooms, move-in ready or rental potential
- Fully Fenced Property – Secure and private, suitable for livestock or equipment storage
- Beautiful Courtyard & Private Yard – Adds charm and exclusivity
- Spacious Dining Room – Great for gatherings, business meetings, or personal use
- Multi-Use Potential – Possible investment for a farm, horse property, event venue, or future development



AREA TRAFFIC GENERATORS



Martín Richardson

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Billy Lehmann

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DEMOGRAPHIC SNAPSHOT 2024



11,950
POPULATION
3-MILE RADIUS



\$61,361.00
AVG HH INCOME
3-MILE RADIUS



8,575
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Hwy 116: 5,863 VPD
Castillo Road: 348 VPD
(Sites USA 2024)

PROPERTY OVERVIEW

Nestled on 8.7 acres of scenic New Mexico land, this charming ranch property offers the perfect blend of country living and investment potential! With 2 acres of valuable water rights, a fully fenced perimeter, and a beautiful courtyard with a private entrance, this estate is ideal for those seeking space, privacy, and endless possibilities. The 3-bedroom, 2-bathroom home boasts a spacious dining room, perfect for gatherings, and plenty of room to unwind. Whether you're looking for a horse property, farm, event venue, or future development opportunity, this prime location off Highway 116 provides easy access to I-25, Albuquerque, and the growing Belen market. Don't miss out on this rare find—bring your vision and make it yours today!



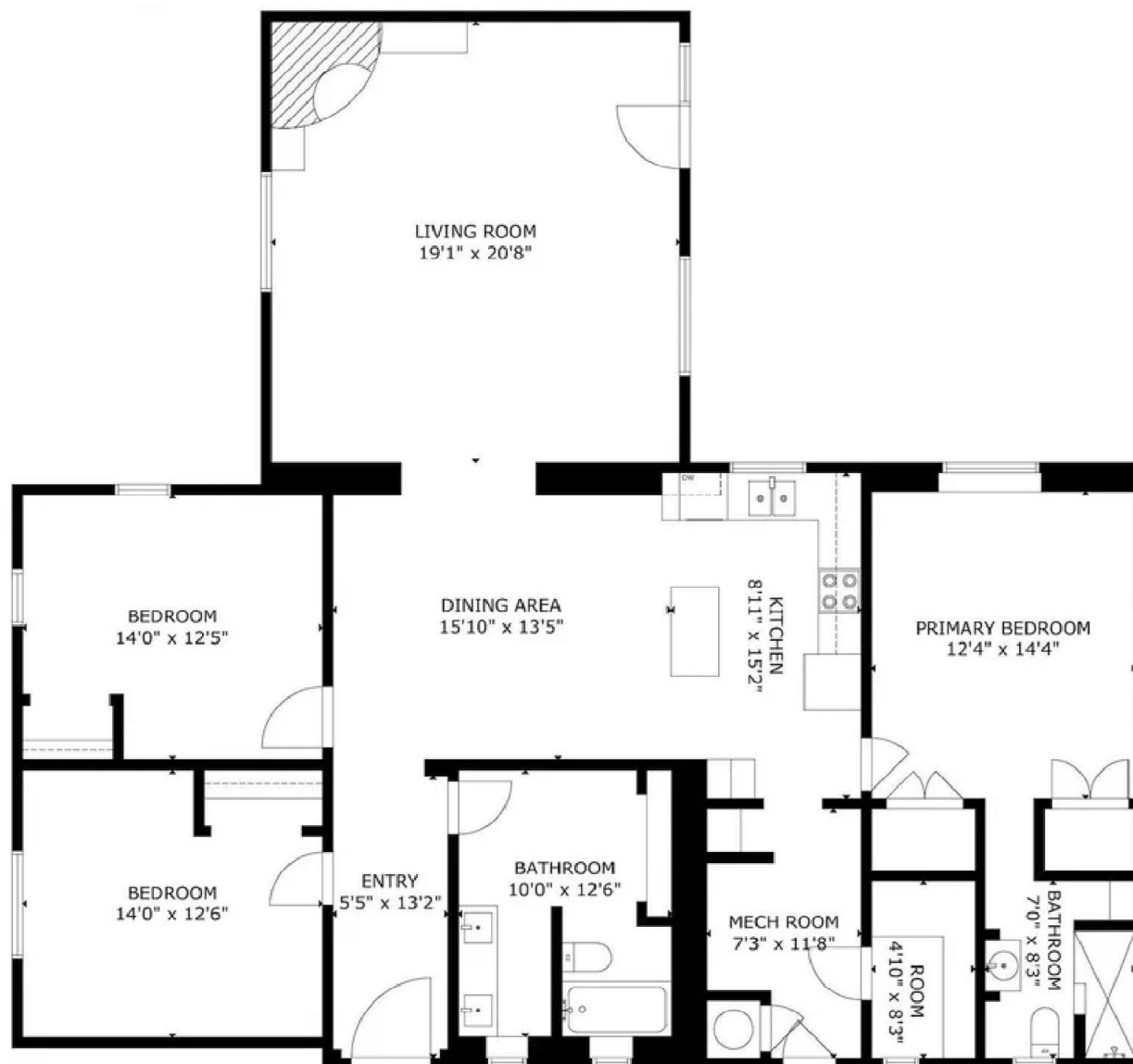
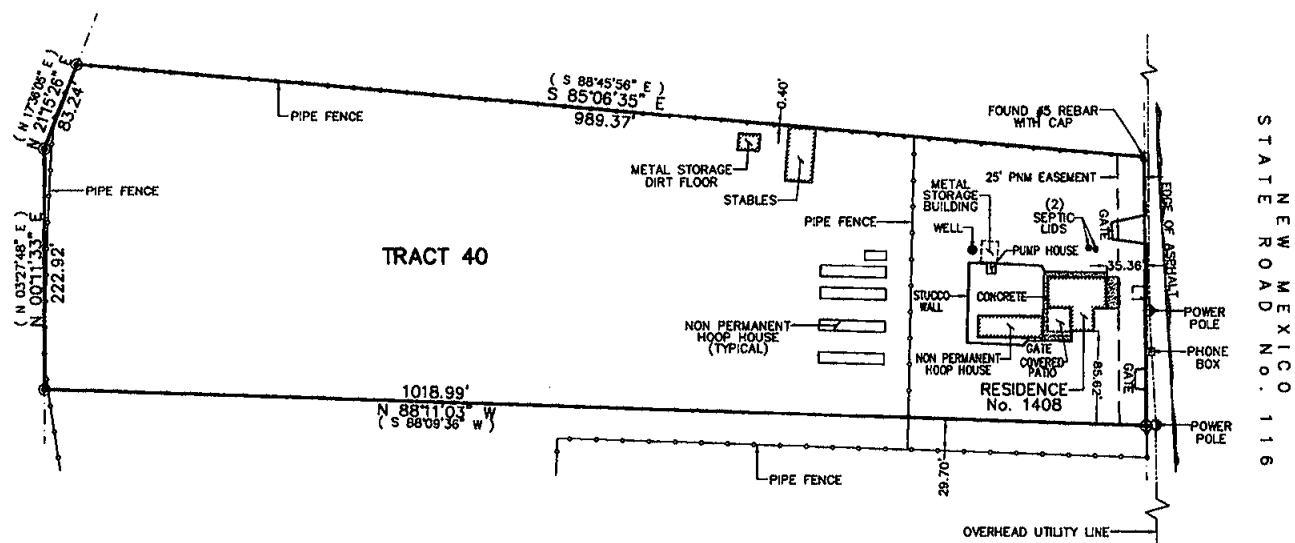
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EXHIBIT A IMPROVEMENT LOCATION REPORT



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°24'39\" E	248.45'
	(S 04°04'00\" E)	

THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE REMOVAL OF THE SURVEY EXCEPTION FROM AN OWNERS TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY



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