

Mountain View 0.25-Acre Build Site in Rio Del Oro, New Mexico! Only \$42/mo.

Have you ever wished for mountain views without looking at your neighbor's roof? This 0.25-acre lot in the growing Rio Del Oro subdivision gives you beautiful views of New Mexico's mountains and a quiet place to enjoy. Located in Valencia County near Los Lunas, this flat, buildable lot is ready for your future home, weekend getaway, or long-term investment. Enjoy peaceful desert living while staying close to everyday needs. Local restaurants, shops, and Dollar stores are only 10–15 minutes away. Albuquerque and the Rio Grande River are about 30 miles away, making it easy to enjoy city conveniences when you need them. Own this New Mexico property for just **\$42 per month** with flexible owner financing. Reserve your lot today!

Regional Attributes You Should Consider:

- 5 miles to Las Marravillas Nature Trail
- 5 miles to Tome Hill Park
- 12 miles to Whitfield Wildlife Conservation Area
- 11 to Riverside Park
- 13 miles to Harvey House Museum
- 13 miles to Los Lunas Parks & Recreation

NOTE: In order to build on these lots, drill a water well, and add septic, you have to have a minimum of .75 acres or 3 contiguous .25 acre lots. If you buy a single .25-acre lot you can only camp (RV, tent, camper, etc.) up to 45 calendar days per year. You can contact the Construction Industries Division of New Mexico (CID) and get an approval for a cabin/no wheels attached with a composting toilet/port-a potty and a water catchment system if you wish, but it will be up to the CID to approve this.

Property Details:

Size: 0.25 Acres

APN: 1 016 034 200 320 317150

Terrain: Level

Best Attribute: With mountain views

General Location: 11.8 miles to Los Lunas.

Annual Approximate Property Tax: \$5.18

Legal Desc: Rio Del Oro Lot: 15 Block: 56 Unit: 17 .25 Ac(+/-)

Zoning: Residential

Center of the GPS Coordinates: 34.7482, -106.61845 ([Property Direction is Here](#))

SW: 34.748118°, -106.618625°

NW: 34.748324°, -106.618723°

NE: 34.748374°, -106.618282°

SE: 34.747995°, -106.618216°

General Elevation: 5090 feet

HOA/POA: No

Water: Buyer to drill a well or use a cistern

Power: City power or go Solar/ Contact PNM, the utility company servicing this region.

Sewer and Water: Buyer to install a septic tank

Roads: Yes

Time to Build: No limit

Pricing Information:

-Cash price: \$1,400

-Owner Financing: \$320 down, \$42/month for 36 months!