



**MLS Area Major:** 150 - Rio Rancho MiD  
**Zone Atlas:** 63  
**Subdivision Name:** RIO RANCHO ESTATES  
**# of Lots:** 1  
**Lot Description:**  
**Type:** Acreage, Lot, Residential  
**Acres:** 0.5  
**Lot SqFt:** 21,780  
**On Market Date:** 07/11/2024  
**DOM:** 1  
**Association:** No

**Apx Lot Dim Front:** 80  
**Apx Lot Dim Side:** 272  
**Addl Lot Dim:**  
**Lot Size Source:** Plat  
**Elementary School:**  
**Middle School:**  
**High School:**  
**List Price/Acre:** \$120,000  
**List Price/Lot SqFt:** \$2.75  
**Owner/Broker:** No  
**GEO LAT:** 35.270579 **GEO LON:** -106.673037

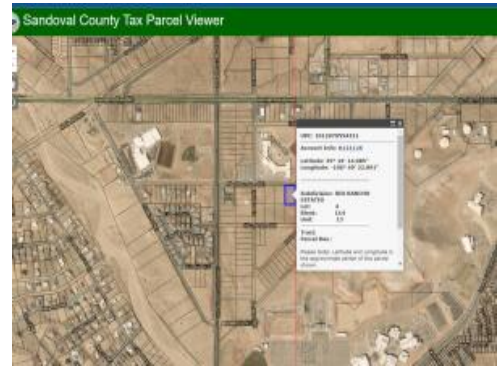
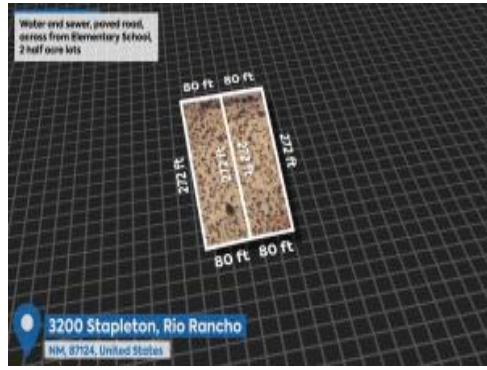
**Public Remarks:** For Sale, Side by side half acre build lots with amazing views to build dream home on paved road. \$60,000 each. Right across the street from Elementary School in Rio Rancho. 80x272 dimensions see survey They have water and sewer in the street at property, Will need to tap both in the street. 565 ft away to the intersection of Horno and Stapleton. Seller would be willing to escrow \$6500 to pay to the first buyer of the two lots (4A and 4B) who brings PNM and Gas to the front corner between lots 4A and 4B. Owner financing REC available UPC 1012070554331

Features	Lot Information	Utilities
<p><b>Acc. To Prop Line:</b> Paved Road  <b>Assessments:</b>  <b>Docs/Data Available:</b> Plat Map  <b>Documents:</b>  <b>Topography:</b> Mostly Level  <b>Existing Survey:</b> ILR Imprvmt Locatn  <b>Features:</b> Curb And Gutter, Views  <b>Property Access:</b> W Property Line  <b>Timber/Mineral Right:</b></p>	<p><b>Tract:</b> 12n  <b>Unit:</b> 13  <b>Lot:</b> 4  <b>Block:</b> 114  <b>Section:</b> 13  <b>Township:</b> 12e  <b>Range:</b> 2e  <b>Package Deal:</b> No</p>	<p><b>Utilities:</b> Natural Gas Available; Sewer Connected; Water Connected  <b>Utility Impact Fee:</b> Utility Impact Fee: Unknown  <b>Water Source:</b> City Water  <b>Water Conservation:</b>  <b>Wastewater:</b> Public Sewer  <b>Irrigation Source:</b>  <b>Dist to Electrical:</b> 0 - 1/4 Mile  <b>Distance to Water:</b> On Property  <b>Distance to Phone:</b> None  <b>Distance to Gas:</b> 0 - 1/4 Mile  <b>Distance to Sewer:</b> On Property  <b>Distance to Cable:</b> None</p>
Listing & Contract Info	Disclosures	County Data
<p><b>Original List Price:</b> \$60,000  <b>Possession:</b> Day of Funding  <b>Bank Owned:</b> No</p>	<p><b>Miscellaneous:</b>  <b>Finance Considered:</b> Cash; Conventional; Owner Financing  <b>Seller Assist Ofrd:</b> No  <b>Trade/Xch Considered:</b> No  <b>Flood Zone:</b> X</p>	<p><b>County:</b> Sandoval  <b>UPC Code:</b> 1012070554331  <b>Tax Annual Amount:</b> \$205.00  <b>GRT Code:</b> 29-524  <b>Tax Exemption:</b> No  <b>Zoning:</b> R-1  <b>PID:</b> No <b>SAD:</b> No  <b>Restrictive Covenant:</b> None  <b>Short Legal Desc:</b> Legal: S: 13 T: 12N R: 2E Subd: RIO RANCHO ESTATES Block: 114 Lot: 4 Unit: 13</p>

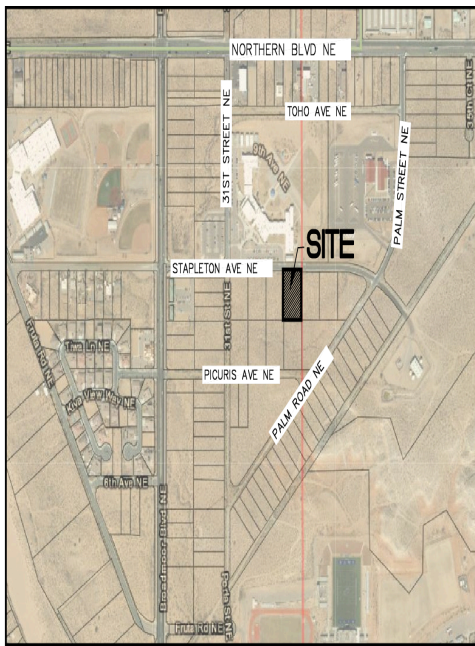
**Directions:** See map



**Presented by**  
 Nichole M. Bronstorp  
 Coldwell Banker Legacy 505-292-8900  
 505-209-1246  
[nikki.coldwellbl@gmail.com](mailto:nikki.coldwellbl@gmail.com)  
<http://www.nbronstorp.cblegacy.com>



Some of the information contained herein has been provided by Southwest Multiple Listing Service, Inc. (SWMLS). This information may have been automatically compiled from a variety of sources and it is deemed to be reliable, but is not guaranteed and has not been independently verified by SWMLS or any broker. The information is intended for Broker's use (in accordance with all SWMLS rules and regulations), as well as consumer's personal, non-commercial use and may not be used for any purpose other than identifying properties which consumers may be interested in purchasing. Prepared by Nichole M. Bronstorp on Friday, July 12, 2024 6:19 PM. Please be advised audio or video surveillance equipment may be in use.



Vicinity Map

Indexing Information

Section 13, Township 12 North, Range 2 East, N.M.P.M. as Projected into the Town of Alameda Grant  
 Subdivision: Rio Rancho Estates, Unit 13  
 Owner: Karcher Investment Properties II LLC  
 UPC #: 1-012-070-554-331

Purpose of Plat

- SUBDIVIDE BY LOT LINE CREATION AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.

Filing Information

STATE OF NEW MEXICO }  
 COUNTY OF SANDOVAL } SS  
 THIS INSTRUMENT WAS FILED FOR RECORD ON \_\_\_\_\_ AM/PM, \_\_\_\_\_, 20\_\_\_\_  
 RECORDED IN VOLUME \_\_\_\_\_ OF RECORDS OF SAID COUNTY, FOLIO \_\_\_\_\_  
 BY: \_\_\_\_\_ DEPUTY

Summary Plat for  
 Lots 4-A and 4-B, Block 114  
 Rio Rancho Estates Unit 13  
 Being Comprised of  
 Lot 4, Block 114  
 Rio Rancho Estates Unit 13  
 City of Rio Rancho  
 Sandoval County, New Mexico  
 June 2024

Legal Description

LOT NUMBERED FOUR (4) IN BLOCK NUMBERED ONE HUNDRED FOURTEEN (114) OF UNIT THIRTEEN, RIO RANCHO ESTATES, TOWN OF ALAMEDA GRANT, SANDOVAL COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREFORE, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO, ON MAY 12, 1969, IN RIO RANCHO ESTATES PLAT BOOK NO. 1, PAGE 87.

Plat Approvals

THE UTILITY COMPANY SIGNATURES SHOWN HEREON ARE BY AUTHORIZED COMPANY REPRESENTATIVES.

CITY OF RIO RANCHO  
 \_\_\_\_\_  
 QWEST CORPORATION D/B/A CENTURYLINK QC  
 \_\_\_\_\_  
 PNM ELECTRIC  
 \_\_\_\_\_  
 Stephen J. Asp II  
 State of New Mexico, June 11, 2024 (11:26:10) Jun 10, 2024  
 NEW MEXICO GAS COMPANY  
 \_\_\_\_\_  
 Joshua Hester  
 State of New Mexico, June 11, 2024 (11:26:10) Jun 17, 2024  
 SPARKLIGHT  
 \_\_\_\_\_  
 Mike Mortus  
 State of New Mexico, June 11, 2024 (11:26:10) Jun 11, 2024  
 COMCAST

Notes

- FIELD SURVEY PERFORMED IN APRIL 2022.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE PARCELS SHOWN HEREON ARE LOCATED IN PROJECTED SECTION 13, TOWNSHIP 12 NORTH, RANGE 2 EAST, NMPM, WITHIN THE TOWN OF ALAMEDA GRANT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- SUBDIVISION DATA  
 NUMBER OF LOTS REPLATTED: 1  
 NUMBER OF LOTS CREATED: 2  
 MILES OF ROAD CREATED: 0  
 ACREAGE IN ROADS: 0  
 ACREAGE DEDICATED BY THIS PLAT: 0  
 TOTAL PLATTED ACREAGE: 0.9990 ACRES
- THE COORDINATES SHOWN HEREON ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.999635112, WITH AN ORIGIN OF (0,0).

Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2201046 AND AN EFFECTIVE DATE OF FEBRUARY 16, 2022.
- PLAT OF RECORD FOR RIO RANCHO ESTATES, UNIT 13, FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON MAY 12, 1969, IN RIO RANCHO BOOK 1, PAGE 87.
- WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON MAY 6, 2008, IN BOOK 411, PAGE 15494, DOC. NO. 200815494.
- WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE SANDOVAL COUNTY CLERK'S OFFICE ON MAY 4, 2022, IN BOOK 425, PAGE 13202, DOC. NO. 2022013202.

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

WILL PLOTNER JR., MANAGER DATE  
 KARCHER INVESTMENT PROPERTIES II LLC

STATE OF NEW MEXICO }  
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
 BY: WILL PLOTNER JR., MANAGER, KARCHER INVESTMENT PROPERTIES II LLC

BY: \_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

Public Approvals

DEVELOPMENT SERVICES DEPARTMENT

APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
 AMY RINCON, DIRECTOR

CITY CLERK'S CERTIFICATE:  
 I, NOEL C. DAVIS, CITY CLERK OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS APPROVED ADMINISTRATIVELY BY THE CITY OF RIO RANCHO DEVELOPMENT SERVICES DEPARTMENT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
 NOEL C. DAVIS, CITY CLERK

TREASURER'S CERTIFICATE:  
 I, JENNIFER A. TAYLOR, TREASURER OF SANDOVAL COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PREVIOUS TEN (10) YEARS PROPERTY TAXES HAVE BEEN PAID IN FULL.

SANDOVAL COUNTY TREASURER DATE

Jurisdiction Certification

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED, PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THE PROPERTY DESCRIBED DOES LIE WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF THE CITY OF RIO RANCHO, NEW MEXICO.

BRIAN J. MARTINEZ DATE  
 N.M.R.P.S. No. 18374



Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS FOR THE CITY OF RIO RANCHO SUBDIVISION ORDINANCE CHAPTER 155, AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN J. MARTINEZ DATE  
 N.M.R.P.S. No. 18374



CSI-CARTESIAN SURVEYS INC.

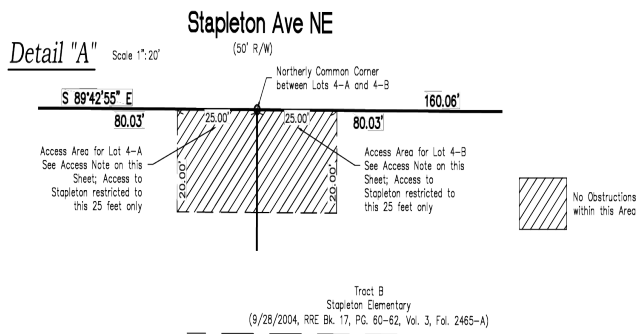
P.O. BOX 4414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 cartesianbrian@gmail.com

Easement Notes

- 1 EXISTING 5' P.U.E. (5/12/1969, RRE Bk. 1, Pg. 87)
- 2 5' PUBLIC UTILITY EASEMENT, GRANTED WITH THE FILING OF THIS PLAT

Access Restrictions Note

THE LOT MAY NOT USE ANY OTHER AREA TO ACCESS STAPLETON AVENUE NE OTHER THAN THE AREA SPECIFIED HEREON AS ACCESS AREA (SEE DETAIL A). RELEASE OR MODIFICATION TO THIS RESTRICTION WILL REQUIRE WRITTEN APPROVAL BY THE CITY OF RIO RANCHO. NO FENCES OR OBSTRUCTIONS MAY BE PLACED WITHIN THE AREA SHOWN AND LABELED AS 'NO OBSTRUCTIONS WITHIN THIS AREA'.



Summary Plat for  
 Lots 4-A and 4-B, Block 114  
 Rio Rancho Estates Unit 13  
 Being Comprised of  
 Lot 4, Block 114  
 Rio Rancho Estates Unit 13  
 City of Rio Rancho  
 Sandoval County, New Mexico  
 June 2024

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. **Public Service Company of New Mexico ("PNM")**, a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. **New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. **Qwest Corporation d/b/a CenturyLink QC** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **Sparklight** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
- E. **Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
- F. **City of Rio Rancho Utilities** (water and sanitary sewer) for installation, maintenance, and services of lines and other equipment and facilities reasonably necessary to provide services.

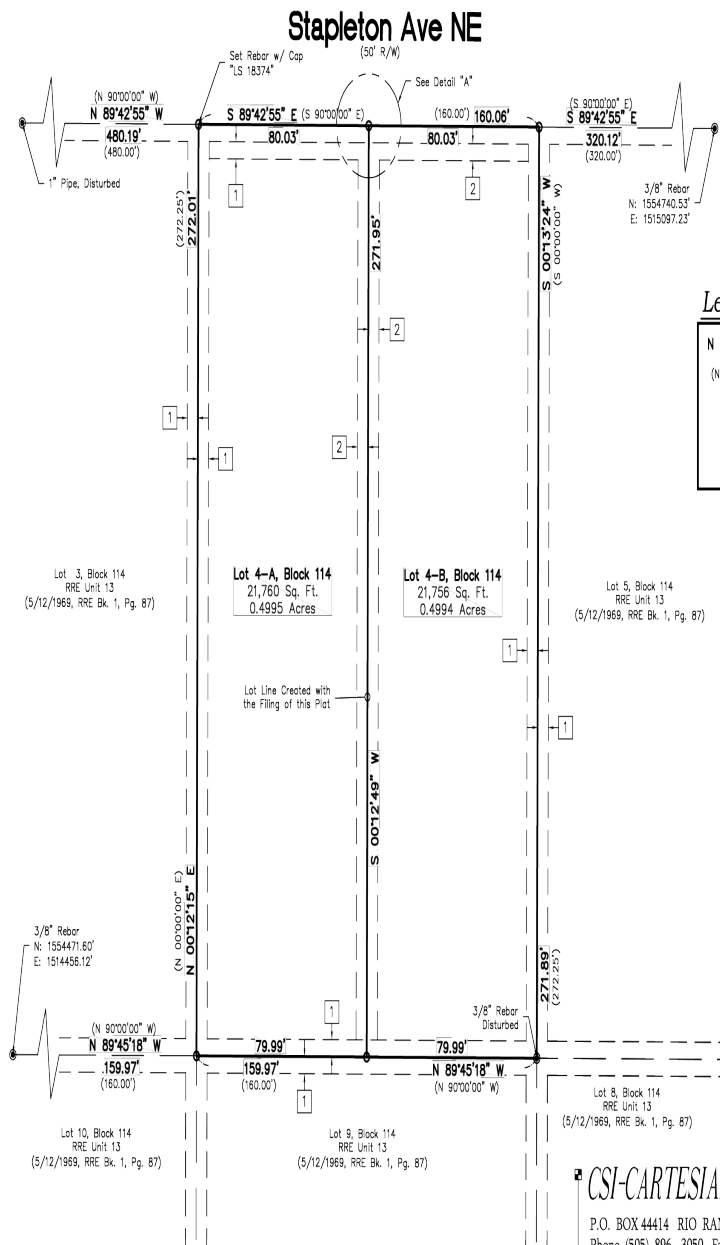
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35043C1893D, DATED MARCH 18, 2008.



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/12/1969, RRE Bk. 1, Pg. 87)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 cartesianbrian@gmail.com

Sheet 2 of 2  
 220784  
 RRE Plat Book 35, Page 50

**SANDOVAL COUNTY  
ASSESSOR'S OFFICE**

1500 Idalia Building D

Bernalillo, NM 87004

505-867-7562

FAX 505-867-7596

e-mail: assessor@sandovalcounty.com

**Date:** 07/05/2024**Account:** R121128**Situs Address:****Legal:** Legal: S: 13 T: 12N R: 2E Subd: RIO RANCHO ESTATES Block: 114 Lot: 4 Unit: 13**Tax Area:** 510CSH\_NR**List or Sale Price:** \$60,000**Prior Year Taxes:** \$205.56**Estimated Taxes:** \$832.80

**\*Important:** This is an estimated property tax calculation, based on the latest mill rate set by State and Local governments. The estimated tax calculation does not take into consideration any exemptions.

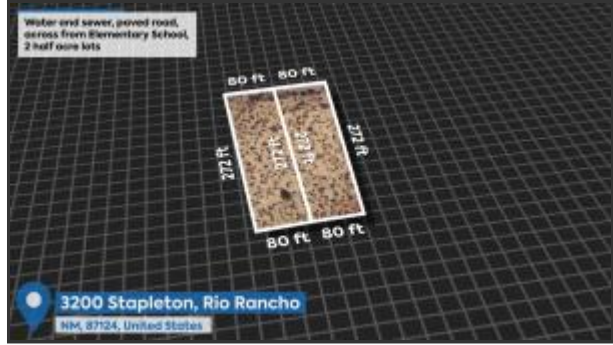
**\*Disclaimer:** The estimated Property Tax is calculated using the stated Sale Price and estimates of the applicable tax rate. The County Assessor is required by law to value the property for assessment purposes, which may or may not reflect the estimate of current market value. Further, the estimated tax rate may be higher or lower than those that will actually be imposed. Accordingly, the actual Property Tax may be higher or lower than the estimated amount.

\_\_\_\_\_  
Buyer Signature\_\_\_\_\_  
Date

3200 Stapleton\_ver4\_unbranded (1) - fram



3200 Stapleton\_ver4\_unbranded (1) - fram



Screenshot (314)

