



## 0.53 Acres

### \$6,995

#### Torrance County, New Mexico

governmentlandsales.us/properties/8c7a2e67b9d



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** New Mexico  
**County:** Torrance County  
**City:** Edgewood  
**Zip:** 87015  
**Price:** \$6,995  
**Total Acreage:** 0.53  
**Property ID:** C-2023034  
**Property Address:** Montgomery Lane, Edgewood, NM,  
87015  
**APN:** R022022

**GPS:** 35.03057, -106.22242  
**Subdivision:** Bella Vista Estates  
**Unit:** C  
**Block:** 12  
**Lot:** D  
**CCRs:** None  
**Association Fees:** None  
**Time Limit to Build:** None  
**Taxes:** \$60

Great view lot in the Bella Vista Estates in Edgewood just east of Albuquerque. It is located close to the freeway (I-40) and amenities. You will have easy access to groceries as well as restaurants, gas stations, post offices, and banks. This over half acre lot is heavily wooded for your privacy but sits at the top of a knoll to provide huge views. This is a great location with Albuquerque to the west and Santa Fe and Taos to the north.

### Edgewood

The east valley is one of the fastest growing areas near Albuquerque. Edgewood's population grew nearly 100% between 2010 and 2020, and has had slightly slower, but steady growth since. Both commercial and residential real estate are being snatched up as soon as it hits the market. Now is your chance to own a piece of the area before prices skyrocket.

The Edgewood area is less than a 30 minute drive to the Albuquerque city limits and about 50 miles from Santa Fe! Much of the growth has been related to the expanding Albuquerque Metropolitan Area. The east valley provides an exciting environment in which to live, work, or own a business. With a robust economy, rapidly growing regional population, and excellent transportation infrastructure, it provides convenient access to the Albuquerque market as well as those of Santa Fe, Estancia, and Mountainair. Much of the regional population east of Albuquerque comes to Edgewood for shopping, dining, and entertainment.

### Land Information:

Legal: Bella Vista Estates Unit C Block 12 Lot D

APN #: R022022

UPC: 1038054122187000000

Size: .53 Acres

GPS: Approximate GPS Coordinates

35.03075, -106.22271 (NW Corner)

35.03075, -106.22212 (NE Corner)

35.03040, -106.22212 (SE Corner)

35.03040, -106.22271 (SW Corner)

**Owner financing available, please inquire. No credit checks, everyone qualifies. We accept all major credit cards. All cash offers are considered.**

Document preparation fee: \$299

C-2023034 BHTT

*Disclaimer: All of the information in this listing is accurate to the best of our knowledge at the time of posting. Potential buyer(s) should do their own research and due diligence to verify all information provided and make a decision to purchase based on their own research.*

## Seller Information



**GOVERNMENT  
LAND SALES**

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Purchasing land is an investment and we are here to help you through that process. Government Land Sales, Inc. was started as an alternative investment tool to the traditional stock market, CD's, bonds, etc. Raw land is less susceptible to the ups and downs of the other investment markets. We believ...