

AGRICULTURAL LAND

Ilfield Rd. SW | Albuquerque, NM 87105

www.mcrnm.com



POSSIBLE RURAL SUBDIVISION

PRICE: \$950,000 (\$37,138/acre)

Size: 25.58 ± Acres

Highlights:

- Owner will consider seller financing.
- Zoning - A-1 (Bernalillo County)
- Utilities available in the area*
- Irrigation water rights
- Currently being farmed for Alfalfa (Tenant)
- Great rural location for horse farm or future subdivision
- Adjacent to a 48-acre parcel subdivided & offering land @ \$70,000/acre (1.25 acre lots)

*interested parties must confirm utility availability

The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Metro Commercial
REALTY, INC.

CONTACT: (505) 858.1444 Office

JAKE VOSBURGH, CCIM Associate Broker
JOHN DAVIDSON, CCIM Qualifying Broker

(505) 280-2964 Cell jake@mcrnm.com
(505) 385-0107 Cell jd@mcrnm.com

MARKET AERIAL



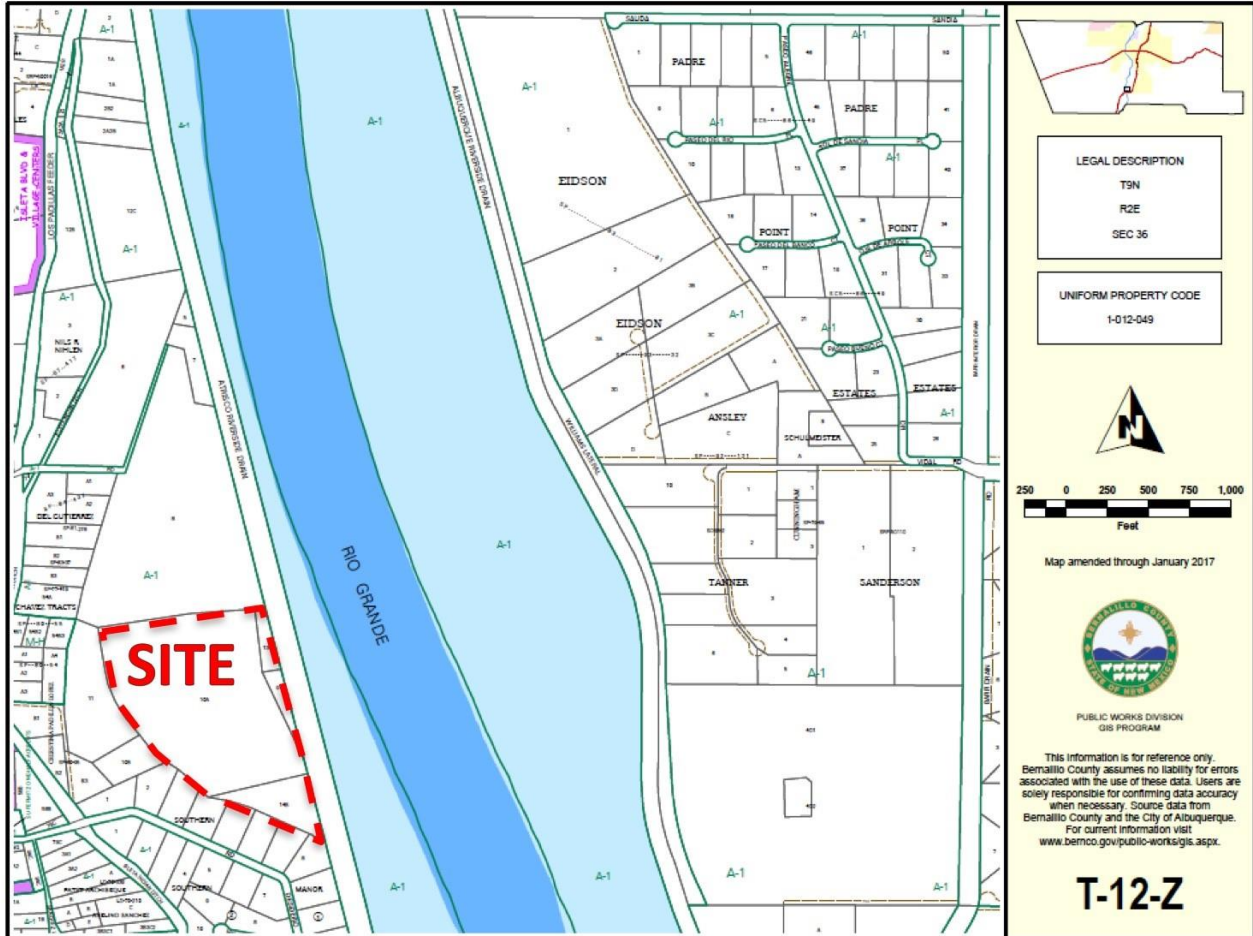
* Approximate location of boundaries – Not to be used as Survey



ZONE ATLAS PAGE

BERNALILLO COUNTY ASSESSORS ZAP

Ilfield Road SW – Albuquerque, NM 87507



PROPERTY PHOTOS

