

**APPRAISAL OF
ARROYO SECO RACE TRACT AND IMPROVMENTS
20030 HIGHWAY 549 SE
DEMING NEW MEXICO 88031**

DECEMBER 5, 2019

**FOR
ROGER HEEMSBERGEN
20030 HIGHWAY 549 SE
DEMING NEW MEXICO 88030**

**BY
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MORRIS APPRAISAL SERVICES, INC.

SPECIALIZING IN RURAL, FARM AND RANCH PROPERTIES

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April 8, 2025

Arroyo Seco Raceway
Mr. Roger Heemsbergen
20030 Highway 549 SE
Deming New Mexico 88030

Dear Mr. Heemsbergen:

In accordance with your request, I have made an appraisal of the property identified as Arroyo Seco Raceway., Deming, NM, in Luna County. Luna County Assessor parcel id# 97416. This appraisal is being completed to determine a probable sales price on the subject property,

While making this appraisal, I made a detailed inspection of the subject property and gathered data on the sales of the comparable properties. The specific use of this data is more fully shown in the body of this report of which this letter is a part.

Therefore; by reason of my research of the current market, and by virtue of my experience, I have formed the opinion that the market value of the fee simple interest of the subject, as of the date of inspection, was **\$800,000.00**

EIGHT HUNDRED FIFTY THOUSAND DOLLARS.

Arroyo Seco
Deming NM

I invite your attention to the data, analysis, and conclusions that follow. I appreciate this opportunity to perform this work for you and Arroyo Seco Raceway.

Respectfully submitted

A handwritten signature in blue ink, appearing to read "Lee Morris, MNAA.", is written on a light-colored rectangular background.

Lee Morris, MNAA
NM General Certificate #02932

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SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Location: Eastern part of Deming, Luna County, New Mexico.

Land Area: 97416 – 137.802 Acres +/-

Improvements: A metal building containing 960 SF used as an office, timer area, spotter room, and concession. There is a gravel parking area for employees, race car crew, public and spectators. There is a paved drag strip/ road course. This course covers approximately 1.5 miles and is constructed of asphalt and concrete. The track has an estimated effective age of 18 and an effective life of 30. There is a pit area for the racers, a grandstand of metal shade covering and metal bleachers. The building is estimated to have an effective age of 25 and a total economic life of 50. There is manufactured home that contains 1,120 SF. A detached carport and workshop area. Home has an estimated age of 20 and an effective life of 45. The home is average condition and utility.

Value Sought: Market Value.

Interest Appraised: Fee Simple.

Use of Appraisal: To estimate the market value to assist the client in sales price determination on the subject.

Highest & Best Use: Commercial building site.

Value Indicated by the Sales Comparison Approach: **\$750,000.00**

Value indicated by the Cost Approach **\$820,000.00**

Value indicated by the Income Approach Not Developed

Market Value Estimate: **\$800,000.00**

Reasonable Exposure Time: One year.

Intended Users: Arroyo Seco Racetrack.

Intended Use: Sales Price determination.

Arroyo Seco
Deming NM

Recent Ownership History: The subject has been in the same ownership for many years. There have been no transfers in the past three years the appraiser could find.

Date of the Report: The date of value is the date of inspection which was April 8, 2025.

Appraiser: Lee Morris, MNAA

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value, as defined, of the subject property, as of the effective date of the appraisal. The real estate interest being appraised is that of ownership in fee simple. The property is appraised as if free and clear, and as if without liens and encumbrances.

Intended Use of Report:

This appraisal is intended to assist the named clients in sales price determination on the subject property.

Reasonable Exposure Time: One to two years.

DEFINITION OF MARKET VALUE

"Market Value" as defined in the Uniform Standards of Professional Appraisal Practice, by The Appraisal Foundation.

The most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller, each acting prudently, and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;

2. both parties are well informed or well advised, and each acting in what he considers his own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS

Unless otherwise noted, this appraisal was prepared for a party with at least a general knowledge and familiarity of the Southern New Mexico area. Data used in this report was collected and confirmed from local sources only. This report does use data from other cities, counties or states and no comparisons were made of the subject property or its environs with other market areas. The appraiser has inspected the subject property. The appraiser has inspected the comparable sale properties.

To develop the opinion of value, the appraiser performed a complete appraisal process, as defined by the Uniform Standards of Professional Appraisal Practice.

This Appraisal Report is a brief recapitulation of the appraiser's data, analyzes, and conclusions. Supporting documentation is retained in the appraiser's file.

SCOPE OF WORK :

This appraisal is being prepared to determine the market value, as defined, of the subject property in the “AS IS” condition, to complete the agreed upon work the following steps were undertaken:

1. Inspection of the subject property.
2. Gathering of data from verifiable sources, both primary and secondary.
3. Investigation of the general economic and demographic conditions to the area and region.
4. Collection and verification of sales from reliable sources.
5. Supply enough information within the report to create a credible report, in accordance with USPAP.
6. Include all assumptions, exclusions, and limiting conditions that could have an impact on the final determination of value.
7. Include a signed certification within the report, as required by USPAP.
8. Due diligence, sufficient data, and analysis are included to meet the needs of the client.

Unless otherwise noted, this appraisal was prepared for a party with at least a general knowledge and familiarity of Southern New Mexico. This report does use data from other cities and counties. I have inspected the subject property and have inspected the local comparable sale properties. The value being sought, and the real estate interest being appraised is set forth in the Purpose of the Appraisal.

To develop the opinion of value, the appraiser performed a complete appraisal process, as defined by the Uniform Standards of Professional Appraisal Practice .

Data used in this report was collected and confirmed from local sources only. This report does use data from other cities and counties, but no other states and no comparisons were made of the subject property or its environs with other market areas. The appraiser has inspected the subject property. The appraiser has inspected all comparable local sale properties. The Sales

Comparison Approach, The Cost approach, and The Capitalized Income Approach to value have all been considered in this report. If any of these approaches to value are not used in this appraisal, an explanation will be found within the body of this report. The value being sought, and the real estate interest being appraised is set forth in the Purpose of the Appraisal. No consideration was given to subsurface (mineral) rights.

IDENTIFICATION OF THE APPRAISED PROPERTY

Type of Property: A 137.802+/- acre tract developed as a road course and drag strip.

Location: NM Highway 549, east of Deming, Luna County, New Mexico.

Legal Description: See attached deeds.

Property Taxes: Real property in New Mexico is assessed at one-third of market value. The records of the Luna County Assessor indicate the following information:

Owner of Record: Schoeppner, Mark & Judy, Trustees, Heemsbergen, Roger.
Owner #: 97416

Assessed Value:

Land: \$62,919.00

Building: \$236,052.00

Total assessed value \$298,971.00

Luna County treasurer records show that property taxes are current.

[Click to Print](#)

Owner Information

Owner #:97416 **District:**LUNA
Name: SCHOEPPNER, MARK & JUDY TRUSTEES
Co Name: HEEMSBERGEN, ROGER
Address1:
Address2: 20030 HWY 549 SE
City: DEMING **State:** NM **Zip Code:** 88030

Estimated Taxes for Owner

Estimated Tax Estimated Year used
\$2127.53 2024

[Calculate Estimated Tax](#)

Recap Value Information

Central Full Value	0	Full Value	298971
Land Full Value	62919	Taxable Value	99657
Improvements Full value	236052	Exempt Value	0
Personal Property Full Value	0	Net Value	99657
Manufactured Home Full Value	0		
Livestock Full Value	0		

Property Information

Property Code:3032140283188

Book: 195
Page:929
Reception#:199705223

Physical Address:

20030 HWY 549

Bldg:

Apt:

Section:11**Township:**24S**Range:**6WNH LESS HWY & 30 ACRES N OF HWY
& 5.52 ACRES IN SEQSEQNEQ

185.32 ACRES

MH ON PROPERTY # 100899

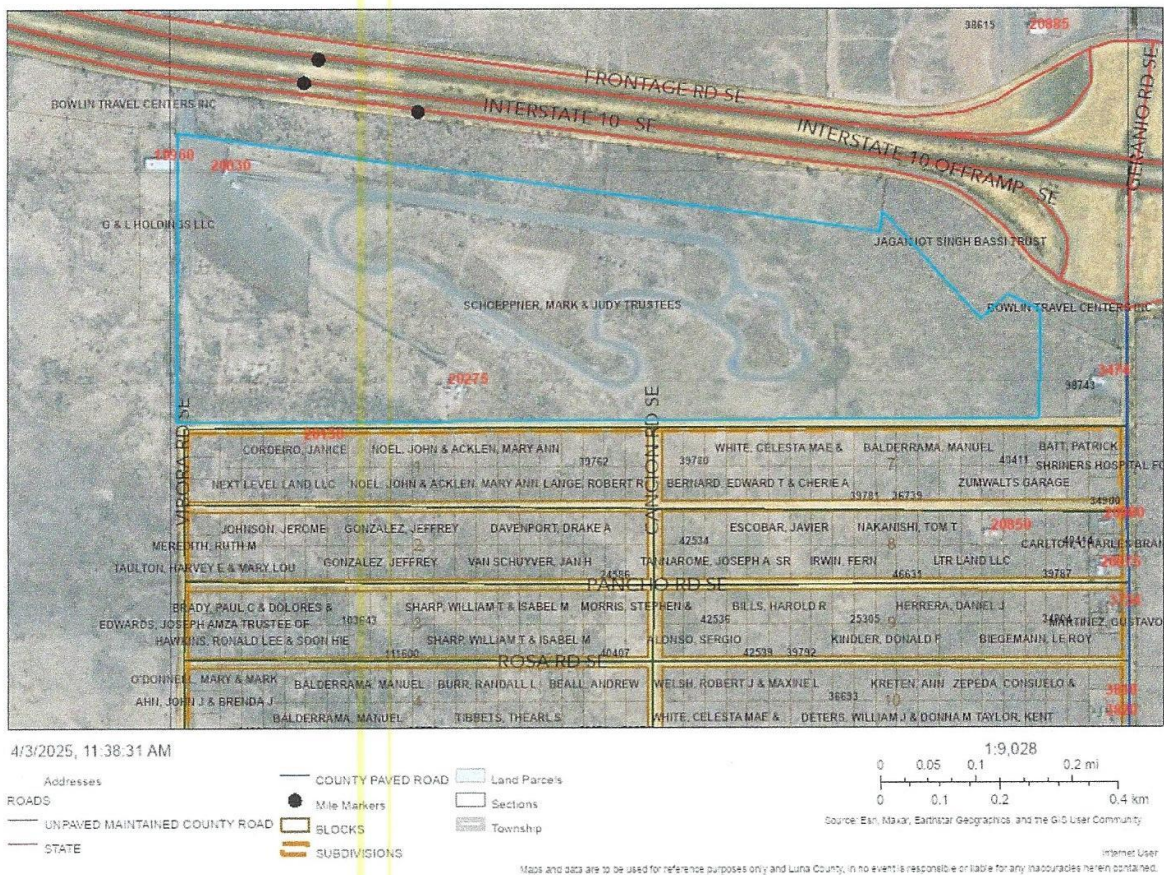
Appraisal Information

Basement Sq. Ft. 0 First Floor Sq. Ft. 1 Second Floor Sq. Ft. 0 Year built 0

Property Value Information

144 Non-Residential Land	10	0.00	27999
182 Non-Residential Land	173.52	0.00	13014
101 Residential Land	1.80	0.00	21906
208 Non-Residential Improvements		0.00	3708
226 Non-Residential Improvements		0.00	183372
251 Non-Residential Improvements		0.00	37548
203 Residential Improvements		0.00	6249
223 Residential Improvements		0.00	5175

Luna County Assessor ReportArroyo Seco
Deming NM



Assessor Parcel Map

WARRANTY DEED

M & J SCHOEPPNER RENTALS, whose address is Post Office Box 7988, Las Cruces, New Mexico 88005, for consideration paid, grant to MARK J. SCHOEPPNER and JUDY L. SCHOEPPNER, Trustees under the Schoeppner Family Trust dated August 28, 1997, whose address is 4469 Northwind Road, Las Cruces, New Mexico 88005, the following described real estate in the County of Luna, State of New Mexico:

TRACT "A"

That part of the north half (N½) of Section eleven (11), Lying north of the Interstate 10 right-of-way, Township twenty-four (24) south, Range six (6) west, N.M.P.M., Luna County, New Mexico, being described as follows:

BEGINNING at a no. 5 steel rod at the northwest corner of said Section 11 and northwest corner of this tract;

Thence N.89°55'36"E., along the north line of Section 11, a distance of 2639.31 feet, to a railroad spike in the center of an abandoned asphalt roadway at the north quarter corner of Section 11;

Thence N.89°55'55"E., along the north line of Section 11, a distance of 2639.26 feet, to a railroad spike in the center of an abandoned asphalt roadway at the northeast corner of Section 11;

Thence S.0°21'53"W., along the east line of Section 11, a distance of 500.76 feet to a no. 5 steel rod (LS #7250) on the north boundary of the Interstate 10 right-of-way;

Thence adjoining the north boundary of said I-10 right-of-way through the following courses, along a curve to the left from a tangent which bears N. 89°56'18"W., having a radius of 789.30 feet, a delta angle of 32°47'40", a chord which bears S.73°39'52"W., 445.63 feet through an arc length of 451.77 feet to I-10 P.C. marker 10+30.62;

Thence S.57°12'44"W., a distance of 231.01 feet to I-10 P.T. marker 8+00;

Thence along a curve to the right from a tangent which bears S57°16'18"W., having a radius of 1096.00 feet, a delta angle of 39°58'50", a chord which bears S.77°15'43"W., 749.36 feet, through an arc length of 764.78 feet to I-10 P.C. marker 45+11.53;

Thence N.82°45'27"W., a distance of 3404.48 feet to a project marker I-010-2 (24) 94 to west and I-IG-10-2(4)102 to east;

STATE OF NEW MEXICO
County of Luna
I hereby certify that this instrument
is a true and correct copy of the
original as recorded in the
public records of the County of Luna,
New Mexico, on NOV 24 1997
and is a true and correct copy of the
original as recorded in the
public records of the County of Luna,
New Mexico, on NOV 24 1997
Reception No. 47-05273

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Warranty Deed

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Thence S.7°14'33"W., a distance of 20.00 feet to I-10 equation marker;

Thence along a curve to the right from a tangent which bears N. 82°45'33"W., having a radius of 11,280.00 feet, a delta angle of 2°47'24", a chord which bears N.81°21'51"W., 549.22 feet, through an arc length of 549.27 feet to a no. 5 steel rod (LS #7250) on the west boundary of said Section 11;

Thence leaving said I-10 right-of-way N.0°01'51"E., along the west line of Section 11, a distance of 418.07 feet to the point of beginning.

This tract contains 83.039 acres, more or less and is subject to a 16.5 foot wide easement to the American Telephone and Telegraph Company as described in instruments recorded in Luna County Miscellaneous Deed Book 9 on pages 518 and 547, an existing powerline (no easement of record) crossing this tract in a north-south direction approximately 1874 feet east of the northwest corner of Section 11 and to all easements reservations and restrictions of record.

TRACT "B"

That part of the north half (N½) of Section eleven (11), Township twenty-four (24) south, Range six (6) west, N.M.P.M., Luna County, New Mexico, being described as follows:

BEGINNING at a no. 5 steel rod at the west quarter corner of said Section 11 and southwest corner of this tract;

Thence N.0°01'51"E., along the west line of Section 11, a distance of 1599.65 feet, to a no. 5 steel rod (LS #7250) on the south boundary line of the Bowlin's Inc.-Parcel "C" as recorded in Luna County Deed Book 174, pages 489-491;

Thence S.81°42'55"E., adjoining said Bowlin-Parcel "C", a distance of 3907.73 feet to a no. 4 steel rod (LS #9435);

Thence N.7°56'40"E., adjoining said Bowlin-Parcel "C", a distance of 114.25 feet to a no. 5 steel rod, also being the southwesterly corner of the E.T. Gilmore tract as recorded in Luna County Deed Book 157, pages 403-407;

Thence S.42°44'36"E., adjoining said Gilmore tract, a distance of 800.00 feet to a no. 5 steel rod;

Thence N.47°17'14"E., adjoining said Gilmore tract, a distance of 200.54 feet to a no. 4 steel rod (LS #9435) at the southwesterly corner of the Bowlin's Inc.-Parcel "A" as recorded in Luna County Deed Book 174, pages 489-491;

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Thence S.63°53'59"E., adjoining said Bowlin-Parcel "A", a distance of 675.61 feet to a no. 5 steel rod (LS #7250) on the west boundary of the Interstate 10 right-of-way;

Thence S.0°13'35"E., along said right-of-way, a distance of 4.72 feet to I-10 marker 7+50;

Thence N. 89°54'42"E., along said right-of-way, a distance of 84.97 feet to a no. 5 steel rod (LS #7250) on the east boundary of said Section 11;

Thence S.0°21'53"W., along the east line of Section 11, a distance of 382.51 feet to a no. 5 steel rod (LS #7250) at the east quarter corner of Section 11 and southeast corner of this tract;

Thence S.89°50'55" W., along the south line of said N½ Section 11, a distance of 2625.43 feet to a no. 5 steel rod (LS #7250) at the center quarter corner of said Section 11;

Thence continuing S.89°50'55"W., along the south line of said N½ Section 11, a distance of 2637.79 feet to the point of beginning.

This tract contains 137.802 acres, more or less, and is subject to a 60 foot wide road and utility easement adjoining the east boundary of this tract (east line Section 11), an existing power line (no easement of record) crossing this tract in a north-south direction approximately 1427 feet east of the southwest corner of this tract and to all easements, reservations and restrictions of record.

ALSO the perpetual, non-exclusive vehicular, pedestrian and public utilities access and egress easement rights over Parcel "A" and six of the twelve easements over Parcel "C" of the Bowlin's Inc. Tracts as set forth in deed recorded in Luna County Deed Book 174 on pages 489-491.

WITNESS by my hand and seal this 13th day of November, 1997.

M & J SCHOEPPNER RENTALS

By: 

Mark J. Schoeppner

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Arroyo Seco
Deming NM

STATE OF NEW MEXICO }
COUNTY OF DONA ANA } ss.

The foregoing instrument was acknowledged before me this 18th day of _____
November, 1997, by Mark J. Schoepner, d/b/a M & J Schoepner Rentals.

[Signature]
Notary Public



My Commission Expires:

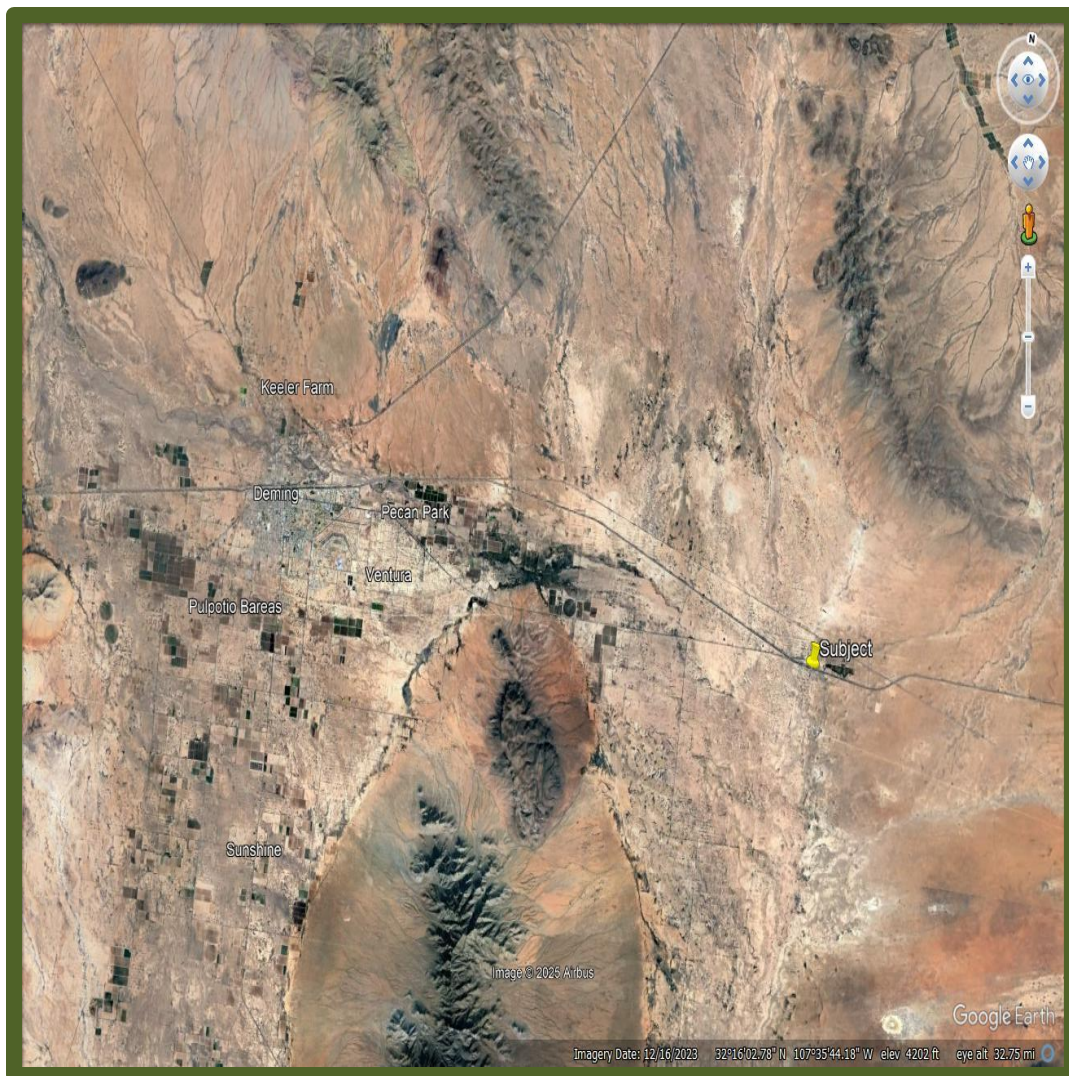
11/18/99

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Subject map



Regional Map



View of the subject.



Grandstand



Race Track Map.



Drag Strip

Arroyo Seco
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Road Course Typical



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Manufactured Home



Arroyo Seco
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LIMITING CONDITIONS AND ASSUMPTIONS

By this notice, all persons and firms reviewing, using or relying on this report in any manner bind themselves to accept these assumptions and limiting conditions. Do not use this report if you do not so accept. These conditions are a part of the appraisal report. They are prefaces to any certification, definition, fact or analysis, and are intended to establish as a matter of record that my function is to provide a present market value indication for the subject property based upon my observations as to the subject property and real estate market. This appraisal report is an economic study to estimate value as defined in it. It is not an engineering, construction, legal or architectural study nor survey and expertise in these areas, among others, is not implied.

The liability of Morris Appraisal Services, Inc. and employees and affiliated independent contractors is limited to the client only and to the fee received (total per appraisal). Further, there is no accountability, obligation, or liability to any third party.

The legal description is assumed to be correct as used in this report as furnished by the client, his representative, or as derived by me.

I assume no responsibility for matters legal in character, nor do I render any opinion as to title, which is assumed to be marketable. Unless otherwise stated, all existing liens and encumbrances have been disregarded. The property is appraised as though free and clear and under responsible ownership and competent management.

Any sketches in this report are included to assist the reader in visualizing the property. I have made no survey of the property and assume no responsibility about such matters.

This appraisal is made on the premise that there are no other encumbrances limiting the use of the appraisal property than those herein reported.

The information contained in this report was gathered from seemingly reliable sources, but is in no sense guaranteed.

Possession of this report or any copy of it does not carry with it the right of publication, nor may

it be used for other than its intended use. The physical reports remain the property of the appraiser for the use of the client, the fee being for the analytical services only. The client may distribute copies of this appraisal report in its entirety to such third parties as he may select; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this appraisal report. Neither all nor any part of this appraisal report shall be disseminated to the public by advertising media, public relations, news, sales or other media for public communication without the prior written consent of the appraiser.

I assume that there are no hidden or unapparent conditions of the property, subsoil or structures, which would render it more or less valuable. I assume no responsibility for such conditions or for the engineering required to discover such factors.

The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. I am not an expert in the identification of hazardous substances or detrimental environmental conditions. Routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions, which would affect the property negatively. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous materials and environmental conditions on or around the property that would negatively affect its value.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. I have not made a specific compliance survey to determine if it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

The contract for appraisal, consultation or analytical service is fulfilled, and the total fee is

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payable upon completion of the report. The Appraiser(s) or those helping in preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal, in full or in part, nor engage in post appraisal consultation with client or third parties except under separate and special arrangement and at an additional fee. If testimony or deposition is required because of any subpoena, the client shall be responsible for any additional time, fees, and charges regardless of issuing party.

Improvements proposed, if any, on or off-site, as well as any repairs required, are considered, for purposes of this appraisal, to be completed in a good and workmanlike manner according to information submitted and/or considered. In cases of proposed construction, the appraisal is subject to change upon inspection of property after construction is completed. This estimate of market value is as of the date shown, as proposed, as if completed and operating at levels shown and projected.

The fee for this appraisal or study is for the service rendered and not for the time spent on the physical report or the physical report itself. Amount or payment of the fee for services is not contingent on any result, approval amount or other estimates or statements.

I reserve the right to alter statements, analysis, conclusion or any value estimate in the appraisal if there becomes known to me facts pertinent to the appraisal process, which were unknown, when the report was finished.

Acceptance of, and/or use of, this appraisal report by client or any third party constitutes acceptance of the above conditions. My liability extends only to the stated client, not subsequent parties or users of any type, and the total liability of appraiser and firm is limited to the amount of the fee received by appraiser.

It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described and considered in this report.

It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described and considered in this report.

EXTRAORDINARY ASSUMPTIONS:

USPAP defines this as a condition, directly related to a specific assignment, as of the effective date of the assignment results, which if found to be false, could alter the appraiser's opinions or conclusions.

For this assignment there is one. First that information provided to the appraiser is true and correct.

HYPOTHETICAL CONDITIONS:

USPAP defines this as a condition, directly related to an assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

For this assignment there are none.

STANDARD APPRAISAL TECHNIQUES BRIEFLY EXPLAINED

There are three distinctly separate approaches in appraising real property that when applied to market data indicate a property's value in its own market. These approaches, or techniques, are commonly distinguished from each other by the nature of the data used; cost, sales, or income. It should be emphasized there that all three approaches to value are based upon the market behavior of buyers and sellers, and therefore, if ample market data is available for all approaches, then each approach should provide a similar estimate of value for the subject. This is the ideal situation, however, and is not often encountered by the appraiser. Therefore, the final value estimate is based upon that approach for which the quantity and quality of market data are most readily available and reliable. A brief explanation of these techniques and their application to this appraisal follows.

Cost Approach to Value:

In the cost approach to value the appraiser estimates the amount of money required to produce an improved property of the same utility as the property being appraised. As an alternative to purchasing the subject property, an informed purchaser is assumed to consider purchasing a vacant tract of land and constructing improvements of the same utility. The basic economic principle of this approach states that no one is justified in paying more for a property than that amount by which he can obtain, by purchase of the site and construction of the improvements, without undue delay, a property of equal desirability and utility. In the application of the cost approach, the current cost of reproducing the improvements is estimated and then accrued depreciation from all sources is deducted. To the depreciated value of the improvements is then added the value of the land to arrive at the indicated value of the property from the cost approach.

Sales Comparison Approach to Value:

The sales comparison approach to value is a process of comparing sales data, that is, the price paid for similar properties, prices asked by owners, and offers made by prospective purchasers willing to buy. The sales data approach is based upon the principle of substitution, which holds that a prudent person will not pay more for a property than it would cost to buy an equally desirable substitute property. The application of the sales comparison approach requires the comparing and rating of the property being appraised with similar properties for which sales data is available. By making adjustments for any physical, functional and location differences, indications are developed of what these comparable properties would have sold for had they possessed the same characteristics as the subject.

Capitalized Net Income Approach to Value:

Real estate represents the present worth of future benefits, which an owner can reasonably anticipate. The income approach to value is a discounting process through which future income expectations are translated to present worth. The income approach is predicated on the assumption that there is a definite relationship between the amount of net income the property can produce and its value. The application of the income approach calls for estimating the economic rent that the property can produce. After estimating the gross income, the provision for vacancy and collection loss is deducted as well as the estimated expenses, which will be incurred in producing this gross income. The expenses estimate must consider the necessary operating expenditures, taxes, insurance, and reserves for replacement of short-lived items. The net income thus derived is then capitalized into an indication of value using a capitalization rate, which is typical for the property being appraised in the current market environment.

Approaches Applicable to this Appraisal:

The sales comparison approach and the cost approach will be developed. The subject property is owner occupied and therefore there is no rental stream to capitalize.

LOCATION DESCRIPTION

Geographic Influences:

Deming, the county seat and major population center of Luna County, in south-central New Mexico, is located in the Upper Chihuahuan desert about 60 miles East of Las Cruces, New Mexico. Luna County contains approximately 2,965 square miles. The generally flat level terrain provides some excellent farmland for the irrigated agricultural crops grown in the area. The basin is bounded by three sets of mountains. The Cookes Peak Range to the north, the Florida Range to the East and the Tres Hermanas to the south. The county is also bisected by the Mimbres River.

The area has an arid continental climate characterized by moderately warm summers, mild winters and low rainfall. Average precipitation is approximately eight inches per year. Summer temperatures generally range 30 degrees bringing appreciable cooling at night. Daytime winter temperatures generally range between 50 and 60 degrees in the coldest months and night temperatures very rarely fall below zero. Humidity is low. Winds are usually light from the West except during late winter and spring. Deming has an average growing season of 201 days, from April 10 to October 28. The area normally experiences from 75 to 80 percent of the sunshine possible each day.

Economic Base:

For the Luna County Area, the main employment activities include agriculture and the area's largest employer, state and federal government.

Government and Municipal Service:

Deming is governed by a four-person city council and an elected mayor. The city provides services to the resident such as, police, fire, garbage, and other needed.

Transportation:

The Union Pacific-Southern Pacific and Burlington Northern-Santa Fe provide rail service with daily freight trains. The city of Deming operates a private Airport located approximately 1 mile west of the city, where charter service is available. Commercial air service is available at the El Paso International Airport, approximately 110 miles to the South. The entire school district is served by school bus transportation. Deming is located on the east-west Interstate 10 at mile marker 82.

Summary and Conclusion:

The prospect for overall economic growth in the area is good due to the stability of the federal and state facilities, the established agribusiness, and the role Las Cruces serves as the trade center for this portion of the state. The opening of a new US-Mexico port of entry in southern Doña Ana County together with the Free Trade agreement should also have a positive economic impact on this area over the next 20 years.

Demographics:

Census data reports the population of the city of Deming in 2010 was 14,848. Total housing units in Deming for 2010 as 6,226. Home ownership rates between 2008-2012 were reported as 58.5%. Average household size is 2.76, owner occupied, and 2.58 renter occupied.

Summary and Conclusion:

The prospect for overall economic growth in the area is good due to the stability of the federal and state facilities, the established agribusiness, and the role Las Cruces serves as the trade center for this portion of the state. The opening of a new US-Mexico port of entry in southern Doña Ana County together with the Free Trade agreement should also have a positive economic impact on this area over the next 20 years.

NEIGHBORHOOD ANALYSIS

Location and boundaries: The subject property is located on NM 549 just east of Deming. This portion of Deming is currently in use as agriculture with farms and several ag-related businesses in the immediate area. There are also residential uses in the area.

Types of Improved Properties:	
Commercial:	15%
Agriculture:	70%
Residential:	15%

Recent Market Activity: Within the past year development activity has slowed. The demand for new residential subdivisions has declined with no new subdivisions being considered in this part of the county at this time.

Utilities: Public utilities in the neighborhood include water, natural gas, electric, and telephone.

Access: The neighborhood is accessible on NM 549.

Schools: Public schools are administered by the Deming Public School district and include elementary, middle and high schools.

General Neighborhood Trends: This neighborhood will remain in mixed use for the near future.

PROPERTY DESCRIPTION

Location: Just east of Deming on NM 549.

Access: Is provided off NM 549.

Size and Shape: Irregular, 137.802 acres +/-.

Topography: Level.

Drainage: Appears adequate.

Site Improvements: A metal building containing 960 SF used as an office, timer area, spotter room, and concession. There is a gravel parking area for employees, race car crew, public and spectators. There is a paved drag strip/ road course. This course covers approximately 1.5 miles and is constructed of asphalt and concrete. The track has an estimated effective age of 18 and an effective life of 30. There is a pit area for the racers, a grandstand of metal shade covering and metal bleachers. The building is estimated to have an effective age of 25 and a total economic life of 50. There is a manufactured home that contains 1,120 SF. A detached carport and workshop area. Home has an estimated age of 20 and an effective life of 45. The home is average condition and utility.

Encroachments or Easements: None noted.

Special Amenities: None.

Adverse Influences: None noted.

Flood Zone: The subject is located in zone A of the FEMA Flood Map #35029C775C dated October 19, 2010. Zone A is an area of known flood hazard.

Environmental Concerns: There was no apparent evidence that the property is affected by the

existence of hazardous substances or detrimental environmental conditions.

Utilities: Electric, water is provided by a well, septic handles the wastewater.

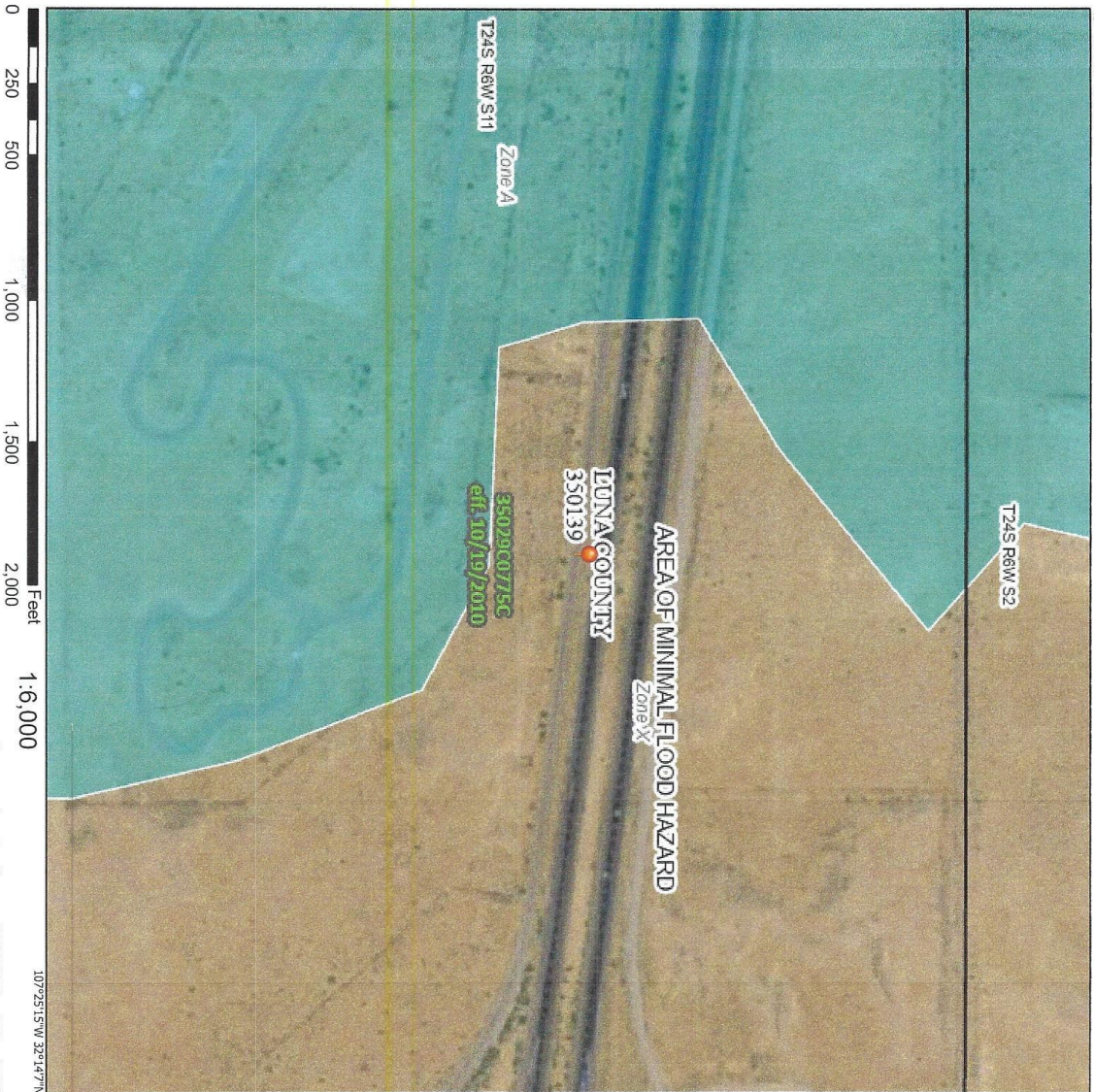
Zoning: The subject is located just to the east of the Deming City Limits and is out in the county. The subject is un-zoned.

Legal Limitations to Use: None that the appraiser was made aware of.

National Flood Hazard Layer FIRMette



107°25'53"W 32°14'37"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
 Without Base Flood Elevation (BFE)
 Zone A, V, AE, AH, VE, AR
 With BFE or Depth Zone AE, AO, AH, VE, AR
 Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 Future Conditions 1% Annual Chance Flood Hazard Zone X
 Area with Reduced Flood Risk due to Levee, See Notes, Zone X
 Area with Flood Risk due to Levee Zone D

OTHER AREAS GENERAL STRUCTURES
 No Screen Area of Minimal Flood Hazard Zone X
 Effective LOMRS
 Area of Undetermined Flood Hazard Zone I
 Channel, Culvert, or Storm Sewer
 Levee, Dike, or Floodwall

OTHER FEATURES
 Cross Sections with 1% Annual Chance
 Water Surface Elevation
 Coastal Transect
 Base Flood Elevation Line (BFE)
 Limit of Study
 Jurisdiction Boundary
 Coastal Transect Baseline
 Profile Baseline
 Hydrographic Feature

MAP PANELS
 Digital Data Available
 No Digital Data Available
 Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/17/2025 at 4:31 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRN panel number, and FIRN effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Flood Map

Arroyo Seco
 Deming NM

HIGHEST AND BEST USE

The highest and best use of the land is defined as “The reasonably probable and legal use of vacant land or an improved property that is legally permissible, physically possible, appropriately supported, financially feasible, and that results in the highest value. (*The Appraisal of Real Estate, Thirteenth Edition, 2008*). To develop an opinion of the highest and best use there are four steps to be analyzed, which are;

1. Possible use of the site – what uses are physically possible, given the size, shape, and topography of the site.
2. Permissible uses of the site – among the physically possible uses, what are the legally allowed uses given the zoning, easements, and/or deed restrictions.
3. Financially feasible uses of the site – among the uses that are physically possible and legally permissible, what uses would provide a reasonable residual net return to the land
4. Most productive uses of the site – among the financially feasible uses which use would provide the greatest return to the land.

Possible Uses:

The subject site is an improved commercial lot with a commercial metal building and race track.. The uses to the site are many.

Permissible Uses:

The site is not zoned Luna County. The permissible uses are many.

Feasible/Productive:

The use as developed meets the all the criteria for the highest and best use analysis as described.

Conclusion:

Based on an analysis of features, factors, and conditions creating, maintaining, or destroying

market value in the immediate area, the highest and best use of the subject property at the effective date of this appraisal is concluded to be:

As developed

Value is attributable to the uses to which a property can legally be put in the most reasonable and dependably foreseeable future, which will most likely produce the greatest net return over a given period of time. Use makes value and use must be currently in demand by financially able buyers to have value.

THE SALES COMPARISON APPROACH TO VALUE

SITE VALUE:

The value of the site is estimated by direct comparison of the subject property with sales or offers of properties with similar characteristics. Analysis of these property sales and comparison of their value influencing qualities to those of the subject produces the indications of value for the subject land as shown in the following table.

Sale#	1	2	3	4
Address	Taxi Way	Taxi Way	2nd Street	Sundance Ranch
MLS#/Database#	20213872	20213870	20215804	20243392
Sale Price	\$75,000	\$75,000	\$55,000	\$113,000
Size	159.00	155.00	53.53	226.00
Price/SF	\$471.70	\$483.87	\$1,027.46	\$500.00
Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing Terms	Market	Market	Market	Market
Terms Adj.	1.00	1.00	1.00	1.00
Adjusted Price	\$471.70	\$483.87	\$1,027.46	\$500.00
Conditions of Sale	Arm's Length	Arm's Length	Arm's Length	Arm's Length
Conditions Adj.	1.00	1.00	1.00	1.00
Adjusted Price	\$471.70	\$483.87	\$1,027.46	\$500.00
Date of Sale	Jul-22	Apr-29	Jan-23	Mar-25
Date Adj.	1.00	1.00	1.00	1.00
Adjusted Price	\$471.70	\$483.87	\$1,027.46	\$500.00
Adjustments:				
Legal Use	1.00	1.00	1.00	1.00
Physical	1.00	1.00	1.00	1.00
Location	1.15	1.15	0.90	1.00
Size	1.00	1.00	0.70	1.20
Utilities	1.00	1.00	1.00	1.00
Access	1.15	1.15	1.15	1.15
Subject Rating	1.32	1.32	0.72	1.38
Adj. Value/SF	\$622.64	\$638.71	\$739.77	\$690.00

Estimated Market Value for the Land Component/Acre is: \$700.00
137.802 acres X \$700.00/Acre = \$96,461.00
Say \$96,500.00



SITE SALES LOCATION MAP

Discussion of Sales: The sales analyzed in this appraisal are similar in many respects to the subject and different in some characteristics. The various adjustment categories are as follows:

1. Terms of Financing.
2. Conditions of Sale.
3. Date of Sale (Market Conditions).
4. Legal Use (Zoning, Covenants).
5. Physical Characteristics.
6. Location.
7. Relative size of site.
8. Availability of supporting utilities.
9. Quality of access and exposure.

The adjustment criteria and the comparability of the subject and the comparables are discussed below.

Terms of Financing - The subject property is being appraised on a cash equivalent basis. Therefore; if any of the sales were made under either favorable or unfavorable terms, an adjustment may be called for. An example of favorable buyer terms would be below market interest rates, a very small or no down payment or excessive discount points paid by the seller on behalf of the buyer. A downward price adjustment is usually indicated for favorable terms of sales. All sales analyzed were sold for cash or its market equivalent and therefore no adjustment was considered justified for terms of sale.

Conditions of Sale - This adjustment is made whenever there is evidence that the sale was not "arm's length". That is to say either the buyer or seller was under other than typical motivation to buy or sell. No such conditions were indicated during confirmation of these sales. Therefore; no adjustments were made.

Date of Sale - This adjustment is made to account for increases or decreases in property value over time due to differences in market conditions, supply and demand, etc. Paired sales analysis for this type of property in the area indicates an increasing level of prices at a rate of approximately 3% per year over the past five or so years. There can also be more dramatic changes in property prices in specific neighborhoods due to impact of new development such as the construction of a large mall, new interstate access, road improvements, etc.

Legal Use - The difference in permitted uses and density of use for the subject and the sales is important in considering comparability. Generally, properties with the same zoning are considered equal unless there is a protective covenant or other encumbrance restricting use. Properties with different zoning but the same general highest and best use are also considered similar. When differences in zoning or other limitations to use affect the reasons for purchasing a property or its density of use, then an adjustment is made. All sales were considered to be comparable to the subject in terms of legal use.

Physical Characteristics - The physical characteristics of the site including shape, topography, drainage, frontage, and soil conditions are important in considering the comparability of properties.

Location - Nothing affecting real estate value is more significant than the location of the property. Whenever possible sales are used that have similar location and neighborhood characteristics. The appraiser attempts to conclude whether the market recognizes that a property is superior, similar or inferior to another in terms of location characteristics.

Size - The relative size of a sale tract as compared to the subject may have an effect on the value. Typically, all other things being similar, a larger tract will sell for less per unit of sale, i.e. square foot or acre, than a smaller tract. Particularly if a tract is likely to be divided one or more times

prior to its final use it will sell for less than a similar tract at a size typical of final highest and best use.

Utilities - The availability of supporting utilities is very important in analyzing the comparability of sales to the subject. Most land tracts require basic support utilities such as electricity, water, sewage treatment, and telephone prior to being utilized for any type of high-density use including residential. Adjustment must be made to account for the lack of a necessary utility and/or the cost of extending or providing it.

Access - The ease of access and amount of exposure can be very important criteria affecting the value of real property. Particularly for commercial real estate, ease of access and good traffic exposure are often the most important characteristics.

Discussion of comparable sales – All the sales utilized are the most similar to the subject available at the time of this report. Sale #4 is located most closely to the subject and was given the most weight.

SALES COMPARISON APPROACH TO VALUE

Analysis of improved property sales provides an indication of the market acceptance and value of the subject property. This approach consists of analyzing improved sales on a per unit basis of comparison, including gross rent multiplier analysis and price per square foot of building area. This analysis is presented in the following table.

Sale #	1	2	3
Address	3640 McCan	1410 S. Columbus	70 Dona Ana
MLS/Data Bse #	20211511	20204335	20170096
Location	Deming	Deming	Deming
Sale Price	\$415,000	\$300,000	\$250,000
Rights Conveyed	Fee Simple	Fee Simple	Fee Simple
Financing Terms	Market	Market	Market
Terms Adj.	1.00	1.00	1.00
Adjusted Price	\$415,000	\$300,000	\$250,000
Conditions of Sale	Arm's Length	Arm's Length	Arm's Length
Conditions Adj.	1.00	1.00	1.00
Adjusted Price	\$415,000	\$300,000	\$250,000
Date of Sale	Dec-21	Sep-22	Apr-22
Date Adj.	1.00	1.00	1.00
Adjusted Price	\$415,000	\$300,000	\$250,000
Est. Site Value	\$65,000	\$35,000	\$40,000
Improvement Value	\$350,000	\$265,000	\$210,000
BuildingSize	31,358	10,565	4,500
Impr. Value/SF	\$11.16	\$25.08	\$46.67
Adjustments:			
Quality	1.00	1.00	1.00
Age/ Condition	1.00	1.00	1.00
Size	1.00	1.00	1.00
Location	1.00	1.00	1.00
Site/Race Track	1.00	1.00	1.00
Subject Rating	1.00	1.00	1.00
Adj. Value/SF	\$11.16	\$25.08	\$46.67
Subject Size	3,962	3,962	3,962
Indicated Imprv. Value	\$44,216	\$99,367	\$184,907
Site Value	96,500	96,500	96,500
Total	\$140,716	\$195,867	\$281,407

Indicated Value by Sales Comparison Approach: \$250,000.00

Plus the racetrack \$500,000.00

Total indicated Value = \$750,000.00

Arroyo Seco
Deming NM

Discussion of Sales: The sales analyzed in this appraisal are similar in many respects to the subject and different in some characteristics. The various adjustment categories are as follows:

1. Terms of Financing.
2. Conditions of Sale.
3. Date of Sale (Market Conditions).
4. Quality of Construction.
5. Age/Condition.
6. Relative Size of the Project
7. Location Characteristics.
8. Site Improvements

The adjustment criteria and the comparability of the subject and the comparables are discussed below.

Terms of Financing - The subject property is being appraised on a cash equivalent basis. Therefore; if any of the sales were made under either favorable or unfavorable terms, an adjustment may be called for. An example of favorable buyer terms would be below market interest rates, a very small or no down payment or excessive discount points paid by the seller on behalf of the buyer. A downward price adjustment is usually indicated for favorable terms of sales. All sales analyzed were sold for cash or its market equivalent and therefore no adjustment was considered justified for terms of sale.

Conditions of Sale - This adjustment is made whenever there is evidence that the sale was not

"arm's length". That is to say either the buyer or seller was under other than typical motivation to buy or sell. No such conditions were indicated during confirmation of these sales. Therefore; no adjustments were made.

Date of Sale - This adjustment is made to account for increases or decreases in property value over time due to differences in market conditions, supply and demand, etc. Paired sales analysis for this type of property in the Las Cruces area indicates a steady level of prices over the past two years. Prior to that, prices were increasing at a rate of approximately 3% per year. There can also be more dramatic changes in property prices in specific neighborhoods due to impact of new development such as the construction of a large mall, new interstate access, road improvements, etc. The sales analyzed were all located in stable neighborhoods undergoing normal growth and adjusted at approximately 3% per year, if required.

Quality of Construction – This adjustment considers both the quality and extent of exterior and interior finishes, quality of materials and workmanship. Design and overall appeal of the building improvements is also considered here.

Age/Condition - The age and physical characteristics of the improvements are important in considering the comparability of properties. The subject property was estimated to have an effective age of 0 years and is in good condition. All of the comparable properties were adjusted approximately for differences in effective age and observed condition.

Relative Size of the Improvements – Due to economies of scale, small projects typically cost more and sell for more per square foot than larger projects.

Location – Nothing affecting real estate value is more significant than the location of the property. Whenever possible, sales are used that have similar location and neighborhood characteristics. The appraiser attempts to conclude whether the market recognizes that a property is superior, similar, or inferior to another in terms of location characteristics.

Site Improvements – Site improvements include parking, landscaping, and provisions for

adequate drainage.

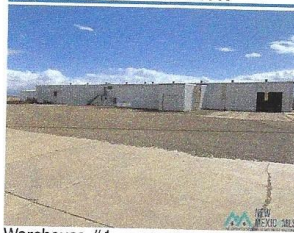
Discussion of Comparable Sales- These are all sales of similar types of buildings as the subject. The appraiser could not find any buildings of equal size to the subject. All sales were adjusted for size. subject neighborhood. All of the sales once adjusted indicate that no adjustment for location was required. All sales data sheets for the improved sales and land sales are included in the addendum of this report and may not be reproduced without written consent of the appraiser. There were no sales of an improved racetrack of any kind that could be found. Research to determine the cost of a new racetrack of similar design and quality found to be \$1,000,000 to \$1,500,000. The appraiser chose to use \$1,250,000.00 as the cost basis and applied a 60% depreciation factor to the cost. This was added to the indicated value.

MLS # 20211511

Address: 3640 McCan RD SE Road

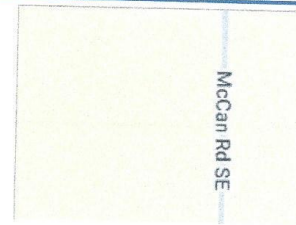
Page 1 of 4

PRIMARY INFORMATION



Warehouse #1

Address	3640 McCan RD SE Road	MLS #	20211511
Asking Price	\$430,000	Sale/Rent Class	For Sale COMMERCIAL /INDUSTRIAL
Status	SOLD NON NMMLS MEMBER	Type	Commercial
Building Size	31358 Sqft & 16030 SQFT	City	Deming
Apx Sq Ft		State	NM
Year Built	1983	County	Luna County
Legal Description	Section 12, Township 24 S, Range 9 W, 10 acres in SEQNEQSEQ, 10 acres in NEQNEQSEQ, 20 acres WHNEQSEQ, 36.5 acres in NWQSEQ. Approximate total of 76.5 acres.	Zip	88030
Business Name		Days On Market	275



BROKER / BROKERAGE INFORMATION

Broker	ROSEANNA KUHLMAN - CELL: 575-997-7501 rkuhlman54@gmail.com	List Team	
Listing Broker Email		Transaction Coordinator	No
Broker 1 License #	50088	Transaction Coordinator Name	
Listing Office 1	UNITED COUNTRY DOWNTOWN REAL ESTATE - Office: 575-544-8890	Office Broker	RUTH STALLARD
		Office Broker License #	19055
Listing Broker 2		Lot Acreage	
Listing Broker 2 License #		Original Price	\$430,000
Listing Office 2		Occupied By	
QB Name	Ruth E Stallard	Total Baths	
QB License #	19055	Annual Utilities	
Address 2		Usable Space Land SQFT	
Total Units		Annual Gross \$	
Insulation		Guest Quarters	
Special Finance		Annual Insurance	
Price Rentable SQFT		Other Space SQFT	
Usable Space Bldg SQFT		Rentable SQFT	
Price Per Unit		Assumable Y/N	
Estate Owned		Front Feet Land	
Property Interest		Sold Price per Acre	
Gross Rent Multiplier		Unique Property Identifier	
Rent AR			
SQFT Lease \$			
Type of Listing			
Age			
Avg. Lot Depth			
RESO Universal Property Identifier			

PROPERTY INFORMATION

Comp Only	No	Parcel ID or Uniform Parcel Code	60113 & 60115 & 21876
Comp Type		Zoned	
Non-Branded Virtual Showing	No	Days On MLS	274
Showing Instructions	Call Listing broker for an appointment. Keys will be at LB office	Business Imp Dist (Y/N)	No
Directions	S Country Club, E J St, S McCan (property on the West side of McCan)	Extra Territorial Zoning	
Owner (Recorded Name)	Silva, Aaron & Shirley	Existing Leases Y/N	
MLS #: 20211511			

Arroyo Seco
Deming NM
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Page 1 of 4

MLS # 20211511

Address: 3640 McCan RD SE Road

# Offices	1
# Restrooms	3
# Elevators	0
# Loading Docks	2
# Overhead Doors	
# Parking Spaces	
Voltage	
Amps	

Page 2 of 4

Sellers NMREC Licensee	No
Lot Land Size	76.5 acres
Lot Size Irregular	No
Ceiling Height	
Office Sq Ft	
Sq Ft Source	Luna Assessors
Price per SqFt	\$0.00
Lease Hold	
APOD Available Y/N	
PID Assessments	No
Phase	

SECONDARY PROPERTY INFORMATION

Geocode Quality		Audio/video surveillance?	No
Search By Map		Associated Document Count	1

DATA DISSEMINATION

Internet Y/N	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	No
VOW AVM	No	IDX Include	Y
Homesnap Facebook Market	Yes	Automated Valuation	No
Blogging	No	Realtor.com	Yes
List Hub	Yes	CoStar/Homes.com	Yes
Move	Yes	CoStar/Homesnap.com	Yes
Smarter Agent	Yes	Terradatum	Yes

FEATURES

ACCESS TO PROPERTY	FLOOD ZONE	ROOF	UTILITIES
Driveway To Co Road	Unknown	Metal	Electricity
BUILDING TYPE	EXTRAS	Pitched	Natural Gas
Commercial	Dock	SHIPPING DOORS	Septic System
Industrial	Kitchen Area	Two	Water-City
Warehouse	Restrooms	TERMS OF SALE	H2O, MINERAL & ETC RIGHTS
CONSTRUCTION	POSSESSION	Cash	No
Floor-Slab	Upon Closing	Conventional	
Steel/Metal	Upon Funding		

FINANCIAL INFORMATION

Seller Pays NM GRT?	Yes	Taxes \$	\$3,083.00
GRT Code	19019 – Luna County, Remainder	Tax Year	2021
Short Sale	No	Owner Financing	No
REO/Bank Owned	No	Auction	No
3rd Party Approval	No	Assessments 1	
Court Approval	No	Assessments 2	
List Type	Exclusive Right to Sell	Financial Remarks	
Sole & Separate Agreement			

IMPORTANT DATES

Listing Date	3/31/2021	Input Date	4/1/2021 12:37 PM
Expiration Date	3/31/2022	Status Date	12/31/2021
Off Market Date	12/31/2021	Price Date	12/31/2021
Update Date	12/31/2021 5:03 PM	HotSheet Date	12/31/2021
Buyer Contingency Deadline		Auction Date	
Time Off Market			

INFORMATION DISSEMINATION

Broker Hit Count	31
Client Hit Count	21
Picture Count	43

BROKER ONLY REMARKS

Broker Only Remarks Call LB for an appointment. Keys are at the LB office. Show with caution there are open areas in the ground in the buildings and outside. Columbus electric, water, trash, gas are city. Gas is off since December 4, 2018 and seller will not turn it on. There is a freezer in the warehouse #2 that is not in a working condition and warehouse #1 needs electrical work.

PUBLIC & SYNDICATION REMARKS

MLS #: 20211511

04/17/2025 10:44 AM

Page 2 of 4

Public

This property features two large steel metal buildings. The

Syndication

Call Roseanna today at 575-997-7501 for your private tour.

Arroyo Seco
Deming NM

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Remarks first warehouse has approximate 16,030 SQFT, built in 1991 need some electrical work. The second warehouse has approximate 31,358 SQFT, built in 1983 one loading dock, (1) half bath, office, kitchen and lunch area, this warehouse has some new electrical that was done in 2017. Both warehouses have plenty of storage space available. This property sits on approximate 76.5 acres with water, trash, and gas are city utilities, septic system, water & gas not currently turned on. There is a freezer in the warehouse #2 that is not in a working condition and warehouse #1 needs electrical work. Former chile dehydrating warehouses. Perfect location it's a must see property!

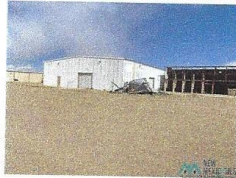
Remarks This property features two large steel steel buildings. The first warehouse has approximate 16,030 SQFT, built in 1991, 2 half bathrooms, one loading dock. This warehouse will need some electrical work. The second warehouse has approximate 31,358 SQFT, built in 1983 one loading dock, (1) half bath, office, kitchen and lunch area, this warehouse has some new electrical that was done in 2017. Both warehouses have plenty of storage space available. This property sits on approximate 76.5 acres with water, trash, and gas are city utilities, septic system, gas & water not currently turned on. There is a freezer in the warehouse #2 that is not in a working condition and warehouse #1 needs electrical work. Former chile dehydrating warehouses. Perfect location it's a must see property!

SOLD INFORMATION

Contract Date 11/9/2021
Closing/Funding Date 12/31/2021
How Sold Cash
Sale Type Arm Length Sale (Unrealized Parties Acting in their Own)
Sold Price \$415,000
Sold Price Per SQFT
Final Seller Concession

Selling Broker 1 NORMA SAENZ - CELL: 575-644-7654
Selling Office 1 CENTURY 21 HAGGERTY - OFF: 575-523-7551
Selling Broker 2
Selling Office 2
Sell Team
Additional Comments

ADDITIONAL PICTURES



Improved Sale #1

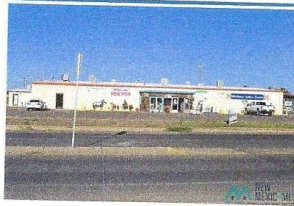
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MLS # 20204335

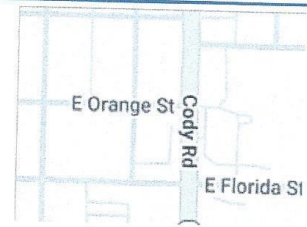
Address: 1410 S Columbus Rd

Page 1 of 3

PRIMARY INFORMATION



Address	1410 S Columbus Rd	MLS #	20204335
Asking Price	\$330,000	Sale/Rent Class	For Sale COMMERCIAL /INDUSTRIAL
Status	Sold-In House	Type	Commercial
Building Size	7680 sq. Ft	City	Deming
Apx Sq Ft	7680	State	NM
Year Built	1974	County	Luna County
Legal Description	South Block 49 Lot 1,2,3,4,5,6,7,8,9	Zip	88030
Business Name		Days On Market	714



BROKER / BROKERAGE INFORMATION

Broker	EVA LUNA - CELL: 575-494-0969	List Team	
Listing Broker Email	eva@demingrealty.com	Transaction Coordinator	No
Broker 1 License #	19745	Transaction Coordinator Name	none
Listing Office 1	DEMING REALTY CO., LLC. - OFFC: 575-546-8818	Office Broker	EVA LUNA
		Office Broker License #	19745
Listing Broker 2		Lot Acreage	
Listing Broker 2 License #		Original Price	\$330,000
Listing Office 2		Occupied By	
QB Name	Eva Luna	Total Baths	
QB License #	19745	Annual Utilities	
Address 2		Usable Space Land SQFT	
Total Units		Annual Gross \$	
Insulation		Guest Quarters	
Special Finance		Annual Insurance	
Price Rentable SQFT		Other Space SQFT	
Usable Space Bldg SQFT		Rentable SQFT	
Price Per Unit		Assumable Y/N	
Estate Owned		Front Feet Land	
Property Interest		Sold Price per Acre	
Gross Rent Multiplier		Unique Property Identifier	
Rent AR			
SQFT Lease \$			
Type of Listing			
Age			
Avg. Lot Depth			
RESO Universal Property Identifier			

PROPERTY INFORMATION

Comp Only	No	Parcel ID or Uniform Parcel Code	60172
Comp Type		Zoned	
Non-Branded Virtual Showing	No	Days On MLS	712
Showing Instructions	BY APPOINTMENT ONLY	Business Imp Dist (Y/N)	No
Directions	South on Gold Ave turns into Columbus Rd , property corners Florida St	Extra Territorial Zoning	
Owner (Recorded Name)	KO AZ, LLC By Jared C. Walters Trustee and Simon E. Rodriguez Trustee	Existing Leases Y/N	Yes
Sellers NMREC Licensee	No	# Offices	
Lot Land Size	225 x 150	# Restrooms	
Lot Size Irregular	No	# Elevators	
Ceiling Height		# Loading Docks	
Office Sq Ft		# Overhead Doors	
Sq Ft Source		# Parking Spaces	
Price per SqFt	\$39.06	Voltage	
Lease Hold	No	Amps	
APOD Available Y/N			
PID Assessments	No		
Phase			

SECONDARY PROPERTY INFORMATION

MLS #: 20204335

04/19/2025 10:06 AM

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Geocode Quality

Audio/video surveillance? No

Arroyo Seco
Deming NM
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Homesnap Facebook Market

Blogging Yes
List Hub Yes
Move Yes
Smarter Agent Yes

Automated Valuation Yes
Realtor.com Yes
CoStar/Homes.com Yes
CoStar/Homesnap.com Yes
Terradatum Yes

FEATURES

ACCESS TO PROPERTY Driveway To City Street	FLOOD ZONE No	LANDLORD PAYS Electricity Sewer	UTILITIES Electricity Sewer Water-City
BUILDING TYPE Commercial Retail Warehouse	INCLUDED Building Land	POSSESSION Upon Funding	

FINANCIAL INFORMATION

Seller Pays NM GRT? Yes	Taxes \$ \$3,374.00
GRT Code 19113 - Deming	Tax Year 2020
Short Sale No	Owner Financing No
REO/Bank Owned No	Auction No
3rd Party Approval No	Assessments 1
Court Approval Yes	Assessments 2
List Type Exclusive Right to Sell	Financial Remarks
Sole & Separate Agreement	

IMPORTANT DATES

Listing Date 9/22/2020	Input Date 9/24/2020 11:34 AM
Expiration Date 9/9/2022	Status Date 9/7/2022
Off Market Date 9/6/2022	Price Date 9/7/2022
Update Date 9/7/2022 3:27 PM	HotSheet Date 9/7/2022
Buyer Contingency Deadline	Auction Date
Time Off Market	

INFORMATION DISSEMINATION

Broker Hit Count 29
Client Hit Count 9
Picture Count 5

BROKER ONLY REMARKS

Broker Only Remarks Broker commission of 3% contingent upon Bankruptcy court approval Case Nos. 19-12508 and 19-11186, US Bankruptcy court district of Colorado offers are contingent upon bank approval and court approval. This property will need to be sold together with 1410 Columbus Rd MLS listing 20204335.

PUBLIC & SYNDICATION REMARKS

Public Remarks ATTN INVESTORS! Commercial Building for Sale! Great property located in a prime location. Built in 1974, This property features a Warehouse of 7,680 Sq. Ft with a side canopy of 1,062 Sq. ft. plus a second attached building at 2 ,976 Sq. Ft. Corner street frontage and parking area in front and side. Call us for more info!	Syndication Remarks ATTN INVESTORS! Commercial Building for Sale! Great property located in a prime location. Built in 1974, This property features a Warehouse of 7,680 Sq. Ft with a side canopy of 1,062 Sq. ft. plus a second attached building at 2 ,976 Sq. Ft. Corner street frontage and parking area in front and side. Call Eva Luna, Broker for more info! 575 494-0969
---	---

SOLD INFORMATION

Contract Date 9/23/2021	Selling Broker 1 EVA LUNA - CELL: 575-494-0969
Closing/Funding Date 9/6/2022	Selling Office 1 DEMING REALTY CO., LLC. - OFFC: 575-546 -8818
How Sold Conventional	Selling Broker 2
Sale Type Arm Length Sale (Unrealized Parties Acting in their Own)	Selling Office 2
Sold Price \$300,000	Sell Team
Sold Price Per SQFT \$39.06	Additional Comments
Final Seller Concession	

ADDITIONAL PICTURES

MLS #: 20204335

04/19/2025 10:06 AM

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Improved Sale #2

Arroyo Seco
Deming NM

MLS # 20170096

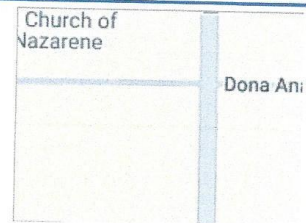
Address: 70 SW Dona Ana RD Road

Page 1 of 3

PRIMARY INFORMATION



Address	70 SW Dona Ana RD Road	MLS #	20170096
Asking Price	\$299,000	Sale/Rent Class	For Sale COMMERCIAL
Status	Sold-In House	Type	/INDUSTRIAL Commercial
Building Size	0	City	Deming
Apx Sq Ft	4520	State	NM
Year Built	2002	County	Luna County
Legal Description	Remington Ranch Lot 1 & 2 5acres	Zip	88030
Business Name		Days On Market	1908



BROKER / BROKERAGE INFORMATION

Broker	FRANK CHRISTENSEN JR - CELL: 575-494-4741	List Team	
Listing Broker Email	frank@suncountryrealtors.com	Transaction Coordinator	No
Broker 1 License #	19124	Transaction Coordinator Name	
Listing Office 1	SUN COUNTRY REALTORS - OFFC: 575-544-4450	Office Broker	FRANK CHRISTENSEN JR
Listing Broker 2		Office Broker License #	19124
Listing Broker 2 License #		Lot Acreage	
Listing Office 2		Original Price	\$350,000
QB Name	Frank Christensen Jr.	Occupied By	
QB License #	19124	Total Baths	
Address 2		Annual Utilities	
Total Units		Usable Space Land SQFT	
Insulation		Annual Gross \$	
Special Finance		Guest Quarters	
Price Rentable SQFT		Annual Insurance	
Usable Space Bldg SQFT		Other Space SQFT	
Price Per Unit		Rentable SQFT	
Estate Owned		Assumable Y/N	
Property Interest		Front Feet Land	
Gross Rent Multiplier		Sold Price per Acre	
Rent AR		Unique Property Identifier	
SQFT Lease \$			
Type of Listing			
Age			
Avg. Lot Depth			
RESO Universal Property Identifier			

PROPERTY INFORMATION

Comp Only	No	Parcel ID or Uniform Parcel Code	3051140028018
Comp Type		Zoned	Commercial/ Residential
Non-Branded Virtual Showing	No	Days On MLS	1908
Showing Instructions	Has tenant. Please give 24 hour notice.	Business Imp Dist (Y/N)	No
Directions	Corner of Dona Ana and Columbus rd	Extra Territorial Zoning	
Owner (Recorded Name)	Geneva Haworth, Helen Romero PO	Existing Leases Y/N	
Sellers NMREC Licensee	No	# Offices	
Lot Land Size	5 acres	# Restrooms	
Lot Size Irregular	No	# Elevators	
Ceiling Height		# Loading Docks	
Office Sq Ft		# Overhead Doors	
Sq Ft Source	Assessors	# Parking Spaces	
Price per SqFt	\$55.31	Voltage	
Lease Hold	No	Amps	
APOD Available Y/N			
PID Assessments	No		
Phase			

SECONDARY PROPERTY INFORMATION

MLS #: 20170096

04/20/2025 10:06 AM

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Geocode Quality

Audio/video surveillance? No

Arroyo Seco
Deming NM

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Internet Y/N	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	No
VOW AVM	No	IDX Include	Y
Homesnap Facebook Market		Automated Valuation	Yes
Blogging	Yes	Realtor.com	Yes
List Hub	Yes	CoStar/Homes.com	Yes
Move	Yes	CoStar/Homesnap.com	Yes
Smarter Agent	Yes	Terradatum	Yes

FEATURES

ACCESS TO PROPERTY	FLOOD ZONE	LOAN TYPE	UTILITIES
Driveway To Co Road	Unknown	Conventional	Electricity
Unpaved Driveway	EXTRAS	POSSESSION	Sewer
BUILDING TYPE	Living Area	Upon Funding	Water-City
Commercial	Outside Storage	ROOF	H2O, MINERAL & ETC RIGHTS
Office	Overhead Doors	Metal	No
Retail	Restrooms	Pitched	
Shop	Water Heater	TERMS OF SALE	
CONSTRUCTION	INCLUDED	Cash	
Floor-Slab	Building	Conventional	
Stucco	Land		

FINANCIAL INFORMATION

Seller Pays NM GRT?	Yes	Taxes \$	\$1,950.00
GRT Code	19019 - Luna County, Remainder	Tax Year	16
Short Sale	No	Owner Financing	No
REO/Bank Owned	No	Auction	No
3rd Party Approval	No	Assessments 1	
Court Approval	No	Assessments 2	
List Type	Exclusive Right to Sell	Financial Remarks	
Sole & Separate Agreement			

IMPORTANT DATES

Listing Date	1/9/2017	Input Date	1/9/2017 2:40 PM
Expiration Date	6/19/2022	Status Date	4/6/2022
Off Market Date	4/1/2022	Price Date	5/27/2022
Update Date	5/27/2022 9:35 AM	HotSheet Date	4/6/2022
Buyer Contingency Deadline		Auction Date	
Time Off Market			

INFORMATION DISSEMINATION

Broker Hit Count	57
Client Hit Count	15
Picture Count	16

BROKER ONLY REMARKS

Broker Only Remarks Please call listing office to get keys. Great opportunity ! Lots of room (5 acres) fenced . Great location. 2 car garage plus a RV garage, plus a carport! Main building has a retail room plus a work/manufacturing/extra/office ? 2 separate shops. Also a 3 bedroom 2 bath 2003 Solitiare manufactured home 1680'.

PUBLIC & SYNDICATION REMARKS

Public Remarks	Great opportunity! Lots of room (5 acres) fenced. Great location!! Main building has 4500' sq feet. With a large retail room plus an extra room that could be a manufacture/office /extra room!! 2 separate shops. 1 2 car garage, plus an RV garage, plus a 2 car carport. ALSO a 3 bed 2 bath 2003 Solitiare manufactured home! Come imagine what you can do !!!	Syndication Remarks	Great opportunity! Lots of room (5 acres) fenced. Great location!! Main building has 4500' sq feet. With a large retail room plus an extra room that could be a manufacture/office /extra room!! 2 separate shops. 1 2 car garage, plus an RV garage, plus a 2 car carport. ALSO a 3 bed 2 bath 2003 Solitiare manufactured home! Come imagine what you can do !!!
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SOLD INFORMATION

Contract Date	8/18/2021
Closing/Funding Date	4/1/2022
How Sold	Contract For Deed
Sale Type	Arm Length Sale (Unrelated Parties Acting in their Own)
Sold Price	\$250,000
Sold Price Per SQFT	\$55.31
MLS #: 20170096	

Selling Broker 1
 Selling Office 1
 04/20/2023 10:06 AM
 FRANK CHRISTENSEN JR - CELL: 575-494-4741
 SUN COUNTRY REALTORS - OFFC: 575-544-4450
 Page 2 of 3

MLS # 20170096
Final Seller Concession
ADDITIONAL PICTURES

Address: 70 SW Dona Ana RD Roswell, NM 87003
Sell Team
Additional Comments

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DISCLAIMER

This information is deemed reliable, but not guaranteed. COPYRIGHT©2024 New Mexico Multiple Listing Service dba New Mexico MLS.

MLS #: 20170096

04/20/2025 10:06 AM

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Improved Sale #3

Arroyo Seco
Deming NM
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THE COST APPROACH

COST APPROACH TO VALUE

In the cost approach to value the appraiser estimates the amount of money required to produce an improved property of the same utility as the property being appraised. As an alternative to purchasing the subject property, an informed purchaser is assumed to consider purchasing a vacant tract of land and constructing improvements of the same utility. In the application of the cost approach, the current cost of reproducing the improvement is estimated and then accrued depreciation from all causes is deducted. To the depreciated value of the improvements is then added the value of the land in order to arrive at the indicated value of the property.

Reproduction Cost New: (Source: "Marshall Valuation Services, local contractors, owners estimate, included in addendum")

Building	960 SF @	\$125	=	\$120,000
Racetrack	total		=	\$1,250,000
Site improvements			=	<u>25,000</u>
Total			=	\$1,395,000
Developer's Profit:	10%		=	<u>139,500</u>
Total			=	\$1,534,500
Less Accrued Depreciation				
(Building 25 yrs Eff/50 yrs Economic Life) 50%			=	60,000
(Racetrack 18 yrs Eff/30 yrs Economic Life) 60%			=	750,000
Depreciated Value of Building(s):			=	\$724,500
Other Improvements-Depreciated Value:				
Land Value as previously estimated by Comparison to recent sales and current Offerings of similar tracts of land:			=	<u>96,000.00</u>
Total			=	\$820,500.00
Indicated Value By Cost Approach			SAY	\$820,000.00

RECONCILIATION AND FINAL VALUE CONCLUSION

All approaches to value are based upon market data. However, each approach deals with market data differently due to the assumptions or point of view upon which each analysis is based. Each of the property value indications was for the most part, developed independently, and the purpose of the reconciliation analysis is to reevaluate the strength of each approach compared with the others. The value indications developed and the relative weight given each approach are as follows:

Value by Sales Comparison Approach	\$750,000	=	\$750,000.00
Value by Cost Approach	\$820,000	=	\$820,000.00
Value by Income Approach	Not developed		
Indicated Value			\$800,000.00
Rounded to			\$800,000.00

That approach in which the appraiser has the most confidence is accordingly given the greatest consideration in the final value estimate. This implies a sufficient quantity of data, which reflects the attitudes of purchasers of this type of property, and maximum data reliability and comparability. The basic assumption underlying all approaches to market value is the principle of substitution, which essentially suggests that a prudent purchaser will not pay more for any particular property than the cost of acquiring a substitute in the open market, and that the purchaser is aware of and does consider alternate properties in the process of his ultimate selection.

FINAL VALUE CONCLUSION

Therefore; it is my conclusion, based upon an inspection of the property and data gathered in the investigation as related in this report that the market value of the subject property as of the date of proposed completion of the subject is.

Final Value Estimate	\$820,000.00
-----------------------------	---------------------

MORRIS APPRAISAL SERVICES, INC.

SPECIALIZING IN RURAL, FARM AND RANCH PROPERTIES

LEE MORRIS
State Certified – New Mexico
General Certificate #02932

PO Box 1119
LAS CRUCES, NEW MEXICO 88004
(575) / 636-2003

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- * The statements of fact contained in this report are true and correct.
- * The reported analyzes, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyzes, opinions, and conclusions.
- * I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- * I have provided services regarding the subject property in the three years immediately preceding acceptance of this assignment, as an appraiser or in any other capacity
- * I have no bias with respect to the property that is the subject of this report or the parties involved with the assignment.
- * My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- * My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- * My analyzes, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice, the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- * I made a personal inspection of the property that is the subject of this report.
- * Kipp Nall of KSN Enterprises provided assistance with the equipment appraisal portion of this report. No other person provided significant professional assistance to the person signing this report.

Respectfully submitted,



Lee Morris, MNAA

Date: April 20, 2025

Arroyo Seco
Deming NM
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HARVEY LEE MORRIS III

PO Box 1119
Las Cruces, NM 88004
575-636-2003 – Office
575-640-7060 - Cell

CAREER EXPERIENCE

01/02 - Present, Morris Appraisal Services, Inc. 575-636-2003

Self-employed real estate appraiser and construction inspector. I provide all types of agricultural appraisals, farms, ranches, rural residential, agriculture related businesses, simple to complex residential, simple to complex multi-family, simple to complex commercial, and new and proposed sub-division work. I have performed appraisal assignments on gravel and rock quarries and working precious mineral mining claims, diminution of value due to forest fires, road easements, partial and whole takings, for litigation and other purposes. I have completed large commercial projects, and for various governmental agencies such as universities, counties, cities, and state land offices, where sensitivity to the public concerns were paramount. I have been an expert witness for small to very large claims and have been an integral part of the settlement process, working as an independent valuation consultant. I also provide review appraisals for litigation purposes, banks, and others as requested. As an independent appraiser I am able to provide appraisal and study services for a wide variety of assignments. I also provide construction inspection and consulting services to a variety of customers to include residential, commercial, industrial, underground and civil. I previously served on the New Mexico Board of Real Estate Appraisers, and was chairman of the board. I am working toward my ARA designations with the American Society of Farm Managers and Rural Appraisers. Currently certified as MNAA by the National Association of Appraisers. **New Mexico Certified General Appraiser #02932-G.**

01/01 – 1/2010, Rocking Cross Quarter Horses

Arroyo Seco
Deming NM
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Owner/Operator of a complete horse-breeding farm.

1989-01/2002- all of these years were in the construction industry

I spent the previous years working the construction industry. I held many positions from general contractor/owner, to owner's representative, to project manager, to superintendent, to equipment operator, carpenter, and laborer. I have been involved with many projects ranging in scope from underground utilities to large institutional buildings. I have built or overseen the construction of civil projects from underground to surface, residential project to include houses to apartments, commercial buildings such as retail and restaurants, to institutional buildings such as 572 bed detention facility, preservation of an historic school which was remodeled into a district court building. At the completion of both of the detention and courtroom facilities I remained with the county and was responsible for the operation and training for both of these facilities.

PROFESSIONAL SEMINARS ATTENDED

Redflags in the appraisal process, Sponsored by Columbia Institute, Las Cruces NM, March 2018

ANSI measurement Standards, Sponsored by Columbia Institute, Las Cruces NM, March 2018

USPAP update 2018, Sponsored by Columbia Institute, Las Cruces NM, March 2018

USPAP update 2016, Sponsored by Columbia Institute, Las Cruces NM, February 2016

Integrated Approach's to Value, Denver CO, June 2014, Sponsored by ASFMRA

Eminent Domain April 2014, Denver CO, Sponsored by ASFRMA.

USPAP update 2014, Sponsored by Columbia Institute, Albuquerque NM, February 2014

General Appraiser Report Writing and Case Studies, sponsored by the Appraisal Institute, Dallas TX, October 2013

15 hour USPAP, Sponsored by Columbia Institute, Albuquerque NM 6/2013

Highest and Best Use, sponsored by ASFMRA, Denver CO. 8/2012

USPAP update 2012, 2/2012, sponsored by ASFMRA.

The requirements of Yellow Book, August 2011, Sponsored by the American Society of Farm Managers and Rural appraisers, Denver CO.

Analyzing Distressed Real Estate; April 2010 Sponsored By The Appraisal Institute, Online

USPAP Update 2010; Sponsored by the American Society of Farm Managers & Rural Appraisers, Ruidoso NM.

Attacking and Defending an Appraisal in Litigation: sponsored by the Appraisal Institute. El Paso TX.

USPAP Update 2008; Sponsored by the American Society of Farm Managers & Rural Appraisers, Ruidoso NM.

Advanced Approaches to Value for Rural Appraisal; 2007. Sponsored by American Society of Farm Managers & Rural Appraisers, Kansas City, KS.

Intermediate Approaches to Value for Rural Appraisal; 2007. Sponsored by American Society of Farm Managers & Rural Appraisers, Denver, CO.

Basic Income Capitalization; 2007. Sponsored by Appraisal Institute, Dallas, TX.

USPAP Update; 2006. Sponsored by Appraisal Institute, Albuquerque, NM.

FHA and the New Residential Appraisal Forms; 2006. Sponsored by Appraisal Institute, Albuquerque, NM.

Appraisal Consulting; 2006. Sponsored by Appraisal Institute, Albuquerque, NM.

Appraising from Blueprints and Specs; 2005. Sponsored by Appraisal Institute, Las Cruces, NM.

2004 Rules and Regulations and Statutes Update for Appraisers; 2005. New Mexico Licensing and Regulation Department, Las Cruces, NM.

NM Real Estate Disclosure Law; 2004. Sponsored by Appraisal Institute, Albuquerque, NM.

Mobile Home Manufacture Review; 2004. National Association of Fee Appraisers, Albuquerque, NM.

USPAP Update; 2004. National Association of Fee Appraisers, Albuquerque, NM
Mobile/Manufactured Home Review; 2004. Sponsored by National Association of
Independent Fee Appraisers, Albuquerque, NM.

Online Appraising From Blueprints and Specifications; 2003. Sponsored by Appraisal
Institute.

Rural Appraisal, 2002. New Mexico State University, Las Cruces, NM.

USPAP; 2001. Sponsored by National Association of Fee Appraisers, El Paso, TX.

5.0 Professional Standards of Practice; 2001. Sponsored by National Association of
Independent Fee Appraisers, El Paso, TX.

Real Estate Law; 2000. New Mexico State University, Las Cruces, NM.

Principles of Finance, 2000. New Mexico State University, Las Cruces, NM.

Principles of Real Estate, Real Estate Law, Real Estate Valuation, Rural Appraisal; 2000.
New Mexico State University, Las Cruces, NM.

Real Estate Valuation, 2000. New Mexico State University, Las Cruces, NM.

EDUCATION

New Mexico State University; Las Cruces, NM, 3.54 GPA. Crimson Scholar, Bachelor's
Degree, May 2013. Copy of transcript available on request.

New Mexico State University; Las Cruces, NM, 1993 - 1994, 3.66 GPA. Real Estate, Business
Finance, and Economics.

New Mexico State University, Las Cruces, NM, 1976 - 1978. Accounting and Small Business
Administration.

ORGANIZATIONS

Member; New Mexico Real Estate Appraiser Board. 2009-2011

MNAA, Charter Member of The National Association of Appraisers

Arroyo Seco
Deming NM

REFERENCES

1st New Mexico Bank
Chuck Widger
3000 E. Lohman
Las Cruces, NM 88011
575-556-3000

Dan Delaney Real Estate
Dan Delaney
318 W. Amador Avenue
Las Cruces, NM 88005
575-647-5041

Partial Client List

New Mexico State University
Liberty Mutual Insurance
First NM Bank
Doña Ana County
City of Las Cruces
Turner Branch Law firm
Farm Credit of Missouri
Cadigan Law Firm

Expert witness in:

Bernalillo County District Court
Doña Ana County District Court
Federal Bankruptcy Court

Partial Court Case List;

D-1329-CV-2018-02242

D-1329-CV-2012-01665

D-1329-CV-2013-01224, 01223

Farm Credit of New Mexico
Richard Armijo ARA, Vice President
PO Box 15039
Las Cruces, NM 88004
575-528-7104

Clay-West Development Corp.
Brent Westmoreland, President
Las Cruces NM 88007
575-649-9349

New Mexico State Land Office
Cochiti Pueblo
Wells Fargo
Otero County
Joseph Holmes, Attorney
Farm Credit of NM
Boy Scouts of America



National Association of Appraisers



This is to Certify that

Harber L. Morris

has formally qualified for membership in the National Association of Appraisers and has been accepted as such and designated by the Board of Directors as a

Member

National Association of Appraisers

NAASA

and is entitled to all rights and privileges appertaining thereto.

[Signature]

Ceresa D. Walker, Administrator

Member No. 24



[Signature]

Laurie C. Egan, NAASA, President
Reissue: April 28, 2015

ADDENDUM

MLS # 20213872

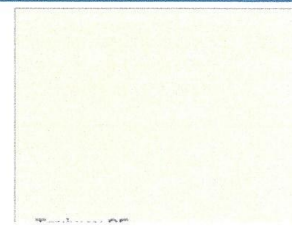
Address: 00 Taxi Way Road

Page 1 of 3

PRIMARY INFORMATION



Address	00 Taxi Way Road	MLS #	20213872
Asking Price	\$88,000	Sale/Rent	For Sale
Total # of Acres	159.0000	Class	LAND
Status	Sold-In House	Type	Acreage
Legal	Section-05 Township	City	Deming
Description	-24S Range-05W Whnh 159.44 Acres	State	NM
		County	Luna County
		Zip	88030
		Days On Market	376



BROKER / BROKERAGE INFORMATION

Broker	DAVID ROEWE	List Team	
Listing Broker Email	davidroewe@yahoo.com	Transaction Coordinator	No
Broker 1 License #	20524	Transaction Coordinator Name	
Listing Office 1	DB REALTY GROUP - OFF: 575-636-3659	Office Broker	DAVID ROEWE
		Office Broker License #	20524
Listing Broker 2		Covenants	
Listing Broker 2 License #		Apx Sq Ft	
Listing Office 2		Estate Owned	
QB Name	David Roewe	Assumable Y/N	
QB License #	20524	Sold Price per Acre	
Address 2		Unique Property Identifier	
Structure			
Special Finance			
Municipal Water	N		
Type of Listing			
Days On MLS	376		
RESO Universal Property Identifier			

PROPERTY INFORMATION

Comp Only	No	Parcel ID or Uniform Parcel Code	3029139398131
Comp Type		Zoned	
Non-Branded Virtual Showing	No	Extra Territorial Zoning	
Showing Instructions	Drive by	Home Owner Assoc	No
Directions	Take the Akela exit off I-10 follow the access road (dead End) across the tracks and the lot is the second lot to the east on Taxi Way Rd	Public Improvement Dist	No
		Subdivision	
Owner (Recorded Name)	Solo Vista Inc	Original Price	\$88,000
Sellers NMREC Licensee	No	Lease Hold	
Lot Land Size	159 acres		
Sq Ft Source			
Lot Size Irregular	No		
Water Rights Y/N	No		
Water Acreage Feet			
Acres-Range	159		
Acres-Pasture			
Acres-Dry Farm			
Acres-Cultivated			
Acres-Irrigated			
Acres-Orchard			
Acres-Private			
Acres-BLM			
Acres-Forest			
Acres-Deeded			
Acres-State			
Acres-Other			

SECONDARY PROPERTY INFORMATION

MLS #: 20213872

04/17/2025 10:38 AM

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Gas N

Audio/video surveillance? No

Arroyo Seco
Deming NM
69

San Juan County NM
Municipal News 20213872
Electricity N
Well N
Total Baths

Address: 00 Taxi Way Road

Geocode Quality
Search By Map
Associated Document Count 0
Additional Utilities Info

Page 2 of 3

DATA DISSEMINATION

Internet Y/N	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	No
VOW AVM	No	IDX Include	Y
Homesnap Facebook Market	Yes	Automated Valuation	No
Blogging	No	Realtor.com	Yes
List Hub	Yes	CoStar/Homes.com	Yes
Move	Yes	CoStar/Homesnap.com	Yes
Smarter Agent	Yes	Terradatum	Yes

FEATURES

ACCESS TO PROPERTY Driveway To County Road	ELECTRIC Near-Site	WATER, MINERAL RIGHTS None	TERMS OF SALE Cash
ADJACENT/ADJOIN Bureau of Land Management	EQUIPMENT None	OTHER UTILITIES None	Conventional
ASSESSMENTS None	FEES None	POSSESSION Upon Funding	TERRAIN Flat
CROPS/LIVESTOCK None	GAS None	SEWER None	WATER None
FLOOD ZONE Unknown	IMPROVEMENTS None	SOIL TYPE Sandy	

FINANCIAL INFORMATION

Seller Pays NM GRT?	Yes	Taxes \$	\$5.00
GRT Code	19019 - Luna County, Remainder	Tax Year	2019
Short Sale	No	Owner Financing	No
REO/Bank Owned	No	Auction	No
3rd Party Approval	No	Assessments 1	
Court Approval	No	Assessments 2	
List Type	Exclusive Right to Sell	Financial Remarks	
Sole & Separate Agreement			

IMPORTANT DATES

Listing Date	7/18/2021	Input Date	7/18/2021 4:09 PM
Expiration Date	12/30/2022	Status Date	7/31/2022
Off Market Date	7/29/2022	Price Date	7/31/2022
Update Date	7/31/2022 9:22 AM	HotSheet Date	7/31/2022
Buyer Contingency Deadline		Auction Date	
Time Off Market			

INFORMATION DISSEMINATION

Broker Hit Count 15
Client Hit Count 4
Picture Count 1

BROKER ONLY REMARKS

Broker Only Remarks More than 550 acres in this area for sale. take some or all. Motivated seller

PUBLIC & SYNDICATION REMARKS

Public Remarks Great place to start your own ranch. Secluded, yet close to facilities and I-10 There are an additional 300+ acres to the east of the parcel and another 96 acres adjacent to the north

Syndication Remarks Great place to start your own ranch. Secluded, yet close to facilities and I-10 There are an additional 300+ acres to the east of the parcel and another 96 acres adjacent to the north

SOLD INFORMATION

Contract Date	2/4/2022	Selling Broker 1	DAVID ROEWE
Closing/Funding Date	7/29/2022	Selling Office 1	DB REALTY GROUP - OFF: 575-636-3659
How Sold	Cash	Selling Broker 2	
Sale Type	Arm Length Sale (Unrelated Parties Acting in their Own)	Selling Office 2	
Sold Price	\$75,000	Sell Team	
Sold Price Per SQFT		Additional Comments	
Final Seller Concession			

MLS #: 20213872

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Land Sale #1

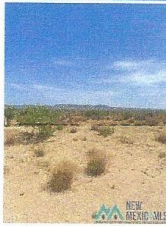
Arroyo Seco
Deming NM

MLS # 20213870

Address: 000 Taxi Way Streets

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PRIMARY INFORMATION



Address	000 Taxi Way Streets	MLS #	20213870
Asking Price	\$85,500	Sale/Rent	For Sale
Total # of Acres	155.0000	Class	LAND
Status	Sold-In House	Type	Acreage
Legal	Section 6 Township	City	Deming
Description	24s Range 05W 155 Acres in NEQ	State	NM
		County	Luna County
		Zip	88030
		Days On Market	285



BROKER / BROKERAGE INFORMATION

Broker	DAVID ROEWE	List Team	
Listing Broker Email	davidroewe@yahoo.com	Transaction Coordinator	No
Broker 1 License #	20524	Transaction Coordinator Name	
Listing Office 1	DB REALTY GROUP - OFF: 575-636-3659	Office Broker	DAVID ROEWE
		Office Broker License #	20524
Listing Broker 2		Covenants	
Listing Broker 2 License #		Apx Sq Ft	
Listing Office 2		Estate Owned	
QB Name	David Roewe	Assumable Y/N	
QB License #	20524	Sold Price per Acre	
Address 2		Unique Property Identifier	
Structure	No		
Special Finance			
Municipal Water	N		
Type of Listing			
Days On MLS	285		
RESO Universal Property Identifier			

PROPERTY INFORMATION

Comp Only	No	Parcel ID or Uniform Parcel Code	3029139134131
Comp Type		Zoned	
Non-Branded Virtual Showing	No	Extra Territorial Zoning	
Showing Instructions	Drive by	Home Owner Assoc	No
Directions	Take Akela exit on I-10 go south on access road, across tracks to Taxiway Road this is the third parcel at the end of the runway	Public Improvement Dist	No
		Subdivision	
Owner (Recorded Name)	Rose Black estate	Original Price	\$85,500
Sellers NMREC Licensee	No	Lease Hold	
Lot Land Size	155 acres		
Sq Ft Source	public recors		
Lot Size Irregular	No		
Water Rights Y/N	No		
Water Acreage Feet			
Acres-Range	155		
Acres-Pasture			
Acres-Dry Farm			
Acres-Cultivated			
Acres-Irrigated			
Acres-Orchard			
Acres-Private			
Acres-BLM			
Acres-Forest			
Acres-Deeded			
Acres-State			
Acres-Other			

SECONDARY PROPERTY INFORMATION

MLS #: 20213870

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Gas N

Audio/video surveillance? No

Arroyo Seco
Deming NM

Septic System N
Municipal Sewer 0
Electricity N
Well N
Total Baths

Address: 000 Taxi Way Streets

Geocode Quality
Search By Map
Associated Document Count 0
Additional Utilities Info Electric is at the road

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DATA DISSEMINATION

Internet Y/N Yes
VOW Address Yes
VOW AVM No
Homesnap Facebook Market Yes
Blogging No
List Hub Yes
Move Yes
Smarter Agent Yes

VOW Include Yes
VOW Comment No
IDX Include Y
Automated Valuation No
Realtor.com Yes
CoStar/Homes.com Yes
CoStar/Homesnap.com Yes
Terradatum Yes

FEATURES

ACCESS TO PROPERTY
Driveway To County Road
ADJACENT/ADJOIN
Hunting
Bureau of Land Management
ASSESSMENTS
Unknown
CROPS/LIVESTOCK
None

FLOOD ZONE
Unknown
ELECTRIC
Near-Site
EQUIPMENT
None
FEES
None
GAS
None

IMPROVEMENTS
None
WATER, MINERAL RIGHTS
None
OTHER UTILITIES
None
POSSESSION
Upon Funding

SEWER
None
SOIL TYPE
Sandy
TERMS OF SALE
Cash
Conventional
WATER
None

FINANCIAL INFORMATION

Seller Pays NM GRT? Yes
GRT Code 19019 – Luna County, Remainder
Short Sale No
REO/Bank Owned No
3rd Party Approval No
Court Approval No
List Type Exclusive Right to Sell
Sole & Separate Agreement

Taxes \$ \$153.00
Tax Year 2019
Owner Financing No
Auction No
Assessments 1
Assessments 2
Financial Remarks

IMPORTANT DATES

Listing Date 7/18/2021
Expiration Date 7/18/2022
Off Market Date 4/29/2022
Update Date 6/8/2022 9:46 AM
Buyer Contingency Deadline
Time Off Market

Input Date 7/18/2021 3:29 PM
Status Date 6/8/2022
Price Date 6/8/2022
HotSheet Date 6/8/2022
Auction Date

INFORMATION DISSEMINATION

Broker Hit Count 20
Client Hit Count 7
Picture Count 1

BROKER ONLY REMARKS

Broker Only Remarks More than 550 acres in this area for sale. take some or all. Motivated seller

PUBLIC & SYNDICATION REMARKS

Public Remarks Great place to start your own ranch. Secluded, yet close to facilities and I-10 There are an additional 300+ acres to the east of the parcel and another 96 acres adjacent to the north
Syndication Remarks Great place to start your own ranch. Secluded, yet close to facilities and I-10 There are an additional 300+ acres to the east of the parcel and another 96 acres adjacent to the north

SOLD INFORMATION

Contract Date 2/4/2022
Closing/Funding Date 4/29/2022
How Sold Cash
Sale Type Arm Length Sale (Unrelated Parties Acting in their Own)
Sold Price \$75,000
Sold Price Per SQFT
Final Seller Concession

Selling Broker 1 DAVID ROEWE
Selling Office 1 DB REALTY GROUP - OFF: 575-636-3659
Selling Broker 2
Selling Office 2
Sell Team
Additional Comments

MLS #: 20213870

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Land Sale #2

Arroyo Seco
Deming NM

MLS # 20215804

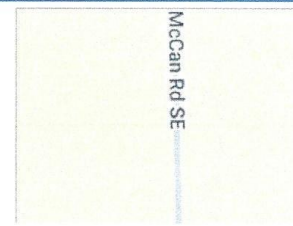
Address: 000 2nd Street

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PRIMARY INFORMATION



Address	000 2nd Street	MLS #	20215804
Asking Price	\$60,000	Sale/Rent	For Sale
Total # of	53.5300	Class	LAND
Acres		Type	Acreage
Status	Sold-In House	City	Deming
Legal	T23S R9W SEC	State	NM
Description	2953.53 acres in SEQ	County	Luna County
		Zip	88030
		Days On Market	448



BROKER / BROKERAGE INFORMATION

Broker	MICHELE SHILLITO - CELL: 575-494-2610	List Team	
Listing Broker Email	mgshillito@msn.com	Transaction Coordinator	No
Broker 1 License #	17575	Transaction Coordinator Name	
Listing Office 1	SUN COUNTRY REALTORS - OFFC: 575-544-4450	Office Broker	FRANK CHRISTENSEN JR
		Office Broker License #	19124
Listing Broker 2		Covenants	
Listing Broker 2 License #		Apx Sq Ft	
Listing Office 2		Estate Owned	
QB Name	Frank Christensen Jr.	Assumable Y/N	
QB License #	19124	Sold Price per Acre	
Address 2		Unique Property Identifier	
Structure			
Special Finance			
Municipal Water	N		
Type of Listing			
Days On MLS	448		
RESO Universal Property Identifier			

PROPERTY INFORMATION

Comp Only	No	Parcel ID or Uniform Parcel Code	61379
Comp Type		Zoned	
Non-Branded Virtual Showing	No	Extra Territorial Zoning	
Showing Instructions	North on Gold Street to left on 2nd St to property on the left past Peru Mill Rd(about a city block)	Home Owner Assoc	No
		Public Improvement Dist	No
Directions		Subdivision	
Owner (Recorded Name)	Maria Robitaille	Original Price	\$60,000
Sellers NMREC Licensee	No	Lease Hold	
Lot Land Size	53.53		
Sq Ft Source			
Lot Size Irregular	No		
Water Rights Y/N			
Water Acreage Feet			
Acres-Range			
Acres-Pasture			
Acres-Dry Farm			
Acres-Cultivated			
Acres-Irrigated			
Acres-Orchard			
Acres-Private			
Acres-BLM			
Acres-Forest			
Acres-Deeded			
Acres-State			
Acres-Other			

SECONDARY PROPERTY INFORMATION

MLS #: 20215804

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Gas N

Audio/video surveillance? No

Arroyo Seco
Deming NM

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Search By Map
Municipal ID: 20215804
Electricity N
Well N
Total Baths

Address: 000 2nd Street

Geocode Quality
Search By Map
Associated Document Count 1
Additional Utilities Info

Page 2 of 3

DATA DISSEMINATION

Internet Y/N	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	No
VOW AVM	No	IDX Include	Y
Homesnap Facebook Market	Yes	Automated Valuation	Yes
Blogging	Yes	Realtor.com	Yes
List Hub	Yes	CoStar/Homes.com	Yes
Move	Yes	CoStar/Homesnap.com	Yes
Smarter Agent	Yes	Terradatum	Yes

FEATURES

ACCESS TO PROPERTY	FLOOD ZONE	FEES	TERMS OF SALE
Driveway To City Street	Unknown	None	Cash
ASSESSMENTS	ELECTRIC	POSSESSION	TERRAIN
None	Near-Site	Upon Closing	Flat
CROPS/LIVESTOCK	EQUIPMENT	Upon Funding	WATER
None	None		None

FINANCIAL INFORMATION

Seller Pays NM GRT?	Yes	Taxes \$	\$420.00
GRT Code	19019 - Luna County, Remainder	Tax Year	2021
Short Sale	No	Owner Financing	No
REO/Bank Owned	No	Auction	No
3rd Party Approval	No	Assessments 1	
Court Approval	No	Assessments 2	
List Type	Exclusive Right to Sell	Financial Remarks	
Sole & Separate Agreement			

IMPORTANT DATES

Listing Date	10/28/2021	Input Date	10/28/2021 5:06 PM
Expiration Date	4/29/2023	Status Date	1/19/2023
Off Market Date	1/19/2023	Price Date	1/19/2023
Update Date	1/19/2023 3:26 PM	HotSheet Date	1/19/2023
Buyer Contingency Deadline		Auction Date	
Time Off Market			

INFORMATION DISSEMINATION

Broker Hit Count 18
Client Hit Count 8
Picture Count 9

BROKER ONLY REMARKS

Broker Only Remarks

PUBLIC & SYNDICATION REMARKS

Public Remarks Large Parcel located in northwest Luna just about a block west of City line with I-10 Visibility. Close to Peru Mill Road and easy access to the I-10 and Rte 180 to Silver City. Downtown Deming just across the tracks. Great location with lots of possibilities.
Syndication Remarks Large Parcel located in northwest Luna just about a block west of City line with I-10 Visibility. Close to Peru Mill Road and easy access to the I-10 and Rte 180 to Silver City. Downtown Deming just across the tracks. Great location with lots of possibilities.

SOLD INFORMATION

Contract Date	12/2/2022	Selling Broker 1	MICHELE SHILLITO - CELL: 575-494-2610
Closing/Funding Date	1/19/2023	Selling Office 1	SUN COUNTRY REALTORS - OFFC: 575-544-4450
How Sold	Cash		
Sale Type	Arm Length Sale (Unrelated Parties Acting in their Own)	Selling Broker 2	
		Selling Office 2	
Sold Price	\$55,000	Sell Team	
Sold Price Per SQFT		Additional Comments	
Final Seller Concession			

ADDITIONAL PICTURES

MLS #: 20215804

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Land Sale #3

Arroyo Seco
Deming NM

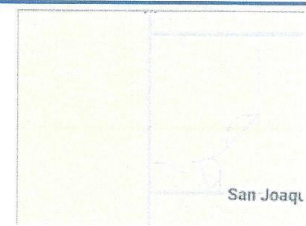
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PRIMARY INFORMATION



Address XXXX Sundance Ranches
Assess
Asking Price \$120,000
Total Price 226.0000
of Acres
Status Sold-In House
Legal Desc sections 7,17,18,19,20 8 30,
Description T25S,R6W, 8 sections 12,
 13,24, 8 25 of T.255, R7W
 SUNDANCE RANCHES
 BLOCK 1 LOTS 13-15
 SUNDANCE RANCHES
 BLOCK 2 LOTS 4 -15
 SUNDANCE RANCHES
 BLOCK 2 LOTS 19-20
 SUNDANCE RANCHES
 BLOCK 3 SH OF LOT 10
 SUNDANCE RANCH

MLS # 20243392
Sale/Rent For Sale
Class LAND
Type Acreage
City Deming
State NM
County Luna County
Zip 88030
Days On Market 234



BROKER / BROKERAGE INFORMATION

Broker	SHACQUIE MINASYAN	List Team	
Listing Broker Email	shacquiesells@gmail.com	Transaction Coordinator	No
Broker 1 License #	53814	Transaction Coordinator Name	
Listing Office 1	KELLER WILLIAMS REALTY - LAS CRUCES - OFFC: 575-527-0880	Office Broker	DANIELA SEDILLO
		Office Broker License #	53814
Listing Broker 2		Covenants	
Listing Broker 2 License #		Apx Sq Ft	
Listing Office 2		Estate Owned	
QB Name	Daniela P Sedillo	Assumable Y/N	
QB License #	20389	Sold Price per Acre	\$500.00
Address 2		Unique Property Identifier	
Structure			
Special Finance			
Municipal Water	N		
Type of Listing			
Days On MLS	234		
RESO Universal Property Identifier			

PROPERTY INFORMATION

Comp Only	No	Parcel ID or Uniform Parcel Code	3036147075204
Comp Type		Zoned	
Non-Branded Virtual Showing	No	Extra Territorial Zoning	
Showing Instructions	Drive by	Home Owner Assoc	No
Directions	East on 549, right on Franklin, left on coyote, right on Marana. Property on left side of street.	Public Improvement Dist	No
Owner (Recorded Name)	Salma I Tag Attorney-in-fact for Ismail Tag	Subdivision	
Sellers NMREC Licensee	No	Original Price	\$147,500
Lot Land Size	227	Lease Hold	
Sq Ft Source			
Lot Size Irregular	No		
Water Rights Y/N	No		
Water Acreage Feet			

MLS #: 20243392

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Arroyo Seco
Deming NM

MLS # 20243392

Address: XXXX Sundance Ranches

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Acres-Range
 Acres-Pasture
 Acres-Dry Farm
 Acres-Cultivated
 Acres-Irrigated
 Acres-Orchard
 Acres-Private
 Acres-BLM
 Acres-Forest
 Acres-Deeded
 Acres-State
 Acres-Other

SECONDARY PROPERTY INFORMATION

Gas	N	Audio/video surveillance?	No
Septic	N	Geocode Quality	
Municipal Sewer	N	Search By Map	
Electricity	N	Associated Document Count	2
Well	N	Additional Utilities Info	
Total Baths			

DATA DISSEMINATION

Internet Y/N	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	No
VOW AVM	No	IDX Include	Y
Homesnap Facebook Market	Yes	Automated Valuation	Yes
Blogging	No	Realtor.com	Yes
List Hub	Yes	CoStar/Homes.com	Yes
Move	Yes	CoStar/Homesnap.com	Yes
Smarter Agent	Yes	Terradatum	Yes

FEATURES

ACCESS TO PROPERTY	ELECTRIC	POSSESSION	TERRAIN
Legal Access Unknown	Near-Site	Upon Closing	Flat
ADJACENT/ADJOIN	GAS	Upon Funding	Hilly
Hunting	None	Upon Recording	Mountain
Mountains	IMPROVEMENTS	SEWER	WATER
ASSESSMENTS	None	None	None
Unknown	WATER, MINERAL RIGHTS	TERMS OF SALE	
FLOOD ZONE	None	Cash	
Unknown	OTHER UTILITIES	USDA	
	None		

FINANCIAL INFORMATION

Seller Pays NM GRT?	Yes	Taxes \$	\$482.97
GRT Code	19019 – Luna County, Remainder	Tax Year	2023
Short Sale	No	Owner Financing	No
REO/Bank Owned	No	Auction	No
3rd Party Approval	No	Assessments 1	
Court Approval	No	Assessments 2	
List Type	Exclusive Right to Sell	Financial Remarks	
Sole & Separate Agreement	No		

IMPORTANT DATES

Listing Date	6/10/2024	Input Date	6/10/2024 8:16 PM
Expiration Date	6/10/2025	Status Date	3/5/2025
Off Market Date	3/5/2025	Price Date	3/5/2025
Update Date	3/5/2025 4:26 PM	HotSheet Date	3/5/2025
Buyer Contingency Deadline		Auction Date	
Time Off Market			

INFORMATION DISSEMINATION

Broker Hit Count 14
Client Hit Count 6
Picture Count 5

MLS #: 20243392

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Arroyo Seco
 Deming NM

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SOLD STATUS

How Sold: Conventional
Buyer From Location:
Proposed Closing Date: 09/30/2019
Closing Price: \$250,000
Closing Date: 11/11/2019
Selling Member: Ernesto Uranga
Selling Office: RE/MAX Classic Realty

Other (Explain in Re:
Under Contract Date: 08/24/2019
Buyer Profile:
Co-selling Member:
Co-Selling Office:
Sale Concession Remarks:
Sold Price/Acre:

DIRECTIONS

Solano Dr. to Las Cruces Avenue west

REMARKS

Public Info: • 5000 S.F. Commercial Warehouse in downtown location. Las Cruces NM • Land is approx. 0.398 Acres • Insulated • Ideal for warehousing distribution, fabrication or wholesale operation • Near Shopping centers & Major Arterials Lohman/Amador Ave. • Easy access to I-25 • All city utilities. available.
Realtor Info: Please Submit your offer with Proof of funds(mandatory) • 5000 S.F. Commercial Warehouse in downtown location. Las Cruces NM • Land is approx. 0.398 Acres • Insulated • Ideal for warehousing distribution, fabrication or wholesale operation • Near Shopping centers & Major Arterials Lohman/Amador Ave. • Easy access to I-25 • All city utilities. available.

SHOWING INSTRUCTIONS**How to Show: Call LA**

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Land Sale #4

Arroyo Seco
Deming NM