



Listing Overview

Parcel 1	Price: \$260,000
	Lot Size: 4.299 ± AC
Parcel 2	Price: \$269,000
	Lot Size: 4.180 ± AC

- Parcel 1 has a cell tower that is owned by other entity besides the owner of the land
- Parcel 2 has security fence around whole perimeter
- Water & electricity on McGregor Range Rd

Seller Financing may be available - subject to buyer's financial strength.

For more information:

Douglas B Derrick, SIOR

915.727.4000 | dderrick@naielpaso.com

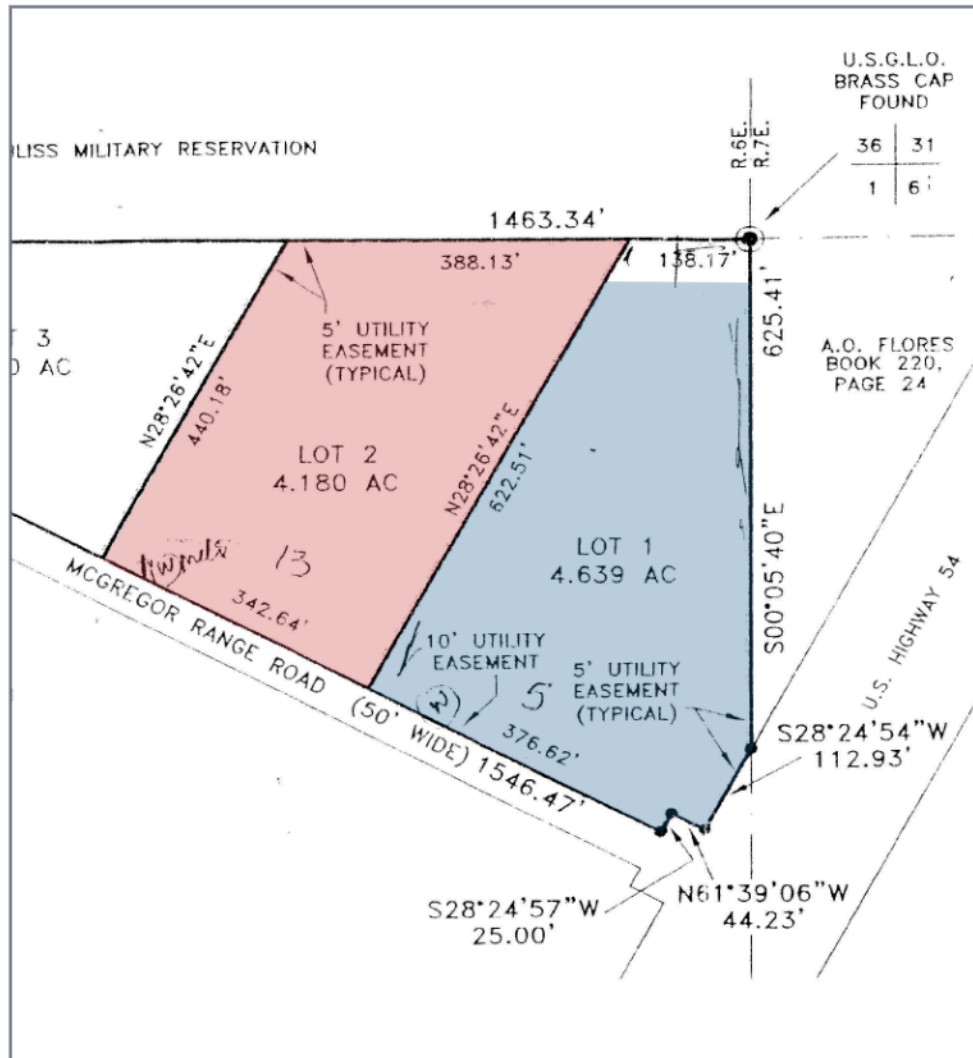
McGregor Range Rd @ Hwy 54 | Otero County, NM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

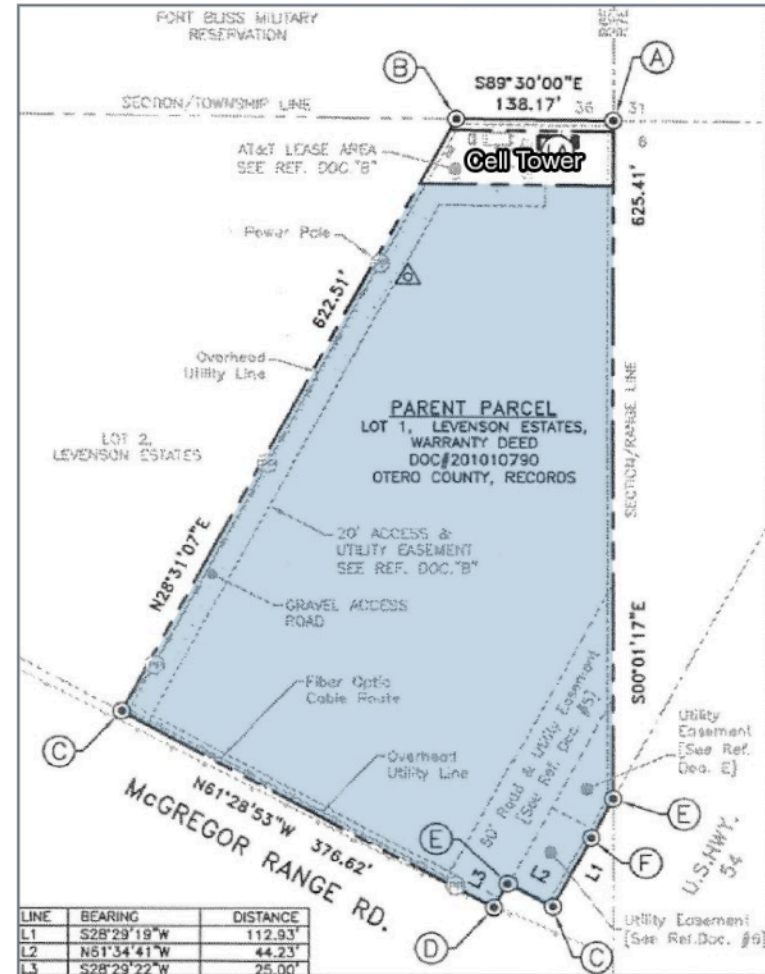
4901 N Mesa St #3B
El Paso, TX 79912
915.859.3017
naielpaso.com

Site Plans

Parcels 1 & 2



Parcel 1



Parcel 1 has a cell tower that is owned by other entity besides the owner of the land.

Location Overview



Key Distances from Subject Property (Approx.)

McGregor Base Camp	5.8 Miles
Chaparral, NM	8 Miles
El Paso, TX	31 Miles
Las Cruces, NM	46 Miles

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