

Gateway to the

Southwest Realty

Deborah E. Harris, Qualifying Broker (575) 447-0230

131.67 and 98.75 Acres – Roy, NM

\$130,000



LEGAL
See Exhibit "A"

OWNER
John C. Weisdorfer



744 South Second Street, Raton NM 87740

Office:(575)445-1100 or Toll Free:866-275-9914 Fax:(575)445-4489

Website: www.gatewaysouthwestrealty.com

Email: mail@gatewaysouthwestrealty.com



Exhibit "A"

A tract of land being all of the North ½ of section 11 Township 19 North, Range 26 East of the NMPM, Harding County, lying North of State Highway No. 39, being more particularly described as follows:

Beginning at the intersection of the West line of section 11 and the North Right of Way of State Road No. 39 a point marked by a ½ inch rebar with cap,
Thence N00°06'53"W a distance of 361.10 feet along the West line of Section 11 to a ½ inch rebar with cap marking the NW corner of Section 11;
Thence N89°25'43"E a distance of 5377.31 feet along the North line of Section 11 to a ½ inch rebar marking the NE corner of Section 11;
Thence S00°42'09"W a distance of 1324.58 feet along the East line of Section 11 to a ½ inch rebar with cap marking the north 1/16 corner common between sections 11 and 12 ;
Thence S00°42'09"W a distance of 568.87 feet along the East line of Section 11 to a ½ inch rebar with cap set on the North Right of Way of State Highway No. 39;
Thence 1248.04 feet along a curve to the left with a delta = 12°28'27", Radius = 5732.42 feet, and a chord that bears N69°43'06"W a distance of 1245.57 feet;
Thence N75°57'19"W a distance of 4313.71 feet along the North Right of Way line of State Road No. 39 to the point and place of beginning.

Containing 131.67 acres more or less

A tract of land being all of the NW ¼ of section 11 Township 19 North, Range 26 East of the NMPM, Harding County, lying South of Union Pacific Railroad Co. South Right of Way line, being more particularly described as follows:

Beginning at the intersection of the West line of section 11 and the South Right of Way line of the South of Union Pacific Railroad Co., a point marked by a ½ inch rebar with cap,
Thence S00°06'53"E a distance of 1952.47 feet along the West line of Section 11 to a ½ inch rebar with cap marking the ¼ corner common to sections 10 and 11;
Thence N89°35'22"E a distance of 2669.71 feet along the south line of the NW ¼ to a ½ inch rebar with cap;
Thence N00°17'42"E a distance of 1263.40 feet along the East line of the NW ¼ of said section 11, to a ½ inch rebar with cap set on the South Right of Way line of the Union Pacific Railroad Co.;
Thence N75°57'54"W a distance of 2762.53 feet along the South Right of Way line of the Union Pacific Railroad Co. to the point and place of beginning.

Containing 98.75 acres more or less

131.67 acre parcel has well with submersible pump and electric hook up.

98.75 acre parcel has approx. 12 railroad acres that is fenced in and can be used as grazing land.

These properties are located across the highway from each other and must be sold together.

