



HOME ASSOCIATES, INC.  
Bus. (505) 445-8477 \* Fax (505) 445-8991  
219 South 2<sup>nd</sup> Street, P.O. Box 747  
Raton, New Mexico 87740

Pamela L. Seneff, GRI  
Qualifying Broker



## **PRICED AT \$1.5 MILLION, A FABULOUS LOCATION!**



20 acres of Prime Commercial Frontage.



Once a bustling family enterprise, now could become a high exposure RV park, Truck Stop, or Hotel site just off I-25, East on state Hwy 87.

Owners: Aldena L. Valentine "ETAL", Mary K. McCoy, Florence R. Jones, Shirley J. Pate, Virgil E. Buscarini

Legal Description: Tract 1, Section 31, Township 31 N. Range 24 E., (18.01 Acres)  
Tract 2, Section 32, Township 31 N. Range 24 E., (1.17 Acres)

Older 2 story, 3 bedroom home with natural gas heat and a wood stove insert for heating. Manual sprinkler system, well kept yard, and spacious 2 car detached garage. Produce storage shed near existing (delicious) apple orchard. Property includes water rights to adjoining "Raton Creek". Property adorned with mature Cottonwood and Apple trees, as well as a tree lined drive down to the creek. The creek itself is lined with Cottonwood, and Elm trees. (Does NOT include, but may consider selling newer brick home with 2 car attached garage/4 acres atop the knoll.)