

## AREA FACTS

- **Truth or Consequences**

- Once known as Hot Springs, this is a historic small resort town and the county seat of Sierra County.
- Situated off I-25 between Albuquerque and Las Cruces
- This town got its name in 1950 as part of a publicity scheme to celebrate the 10th anniversary of Ralph Edwards' hugely successful game show on NBC radio. He challenged a town or city in the U.S. to change its name to Truth or Consequences!  
<https://parade.com/248839/audiagrivatzcopquin/how-did-truth-or-consequences-nm-get-its-name/>
- Home to the Geronimo Trail National Scenic Byway Visitor Center & Spaceport Visitor's Center
- The Healing Waters Plaza, Hot Springs Bathhouse District, restored hotels, RV parks and spas reflect its history.
- This area is known for its geothermal resources and hot springs that flow out of a rift along the Rio Grande. This produces pristine waters ranging from 98 to 115 degrees with trace elements of 38 different minerals and a neutral pH of 7.
- Truth or Consequences Municipal Airport has 5 runways of which 1 is paved and is 7,400' long.

- **Elephant Butte**

- Home to Elephant Butte Lake/Reservoir, the largest lake in New Mexico.
- Elephant Butte is called the "Diamond in the Desert."
- Water activities include stand-up paddle boarding, kayaking, boat rentals & fishing trips
- Elephant Butte is home to the Sierra del Rio, a 5-star golf course.

- **Sierra County**

- Home of the Gila National Wilderness, White Sands National Park & Missile Range, Bosque del Apache National Wildlife Refuge, the area's healing geothermal mineral waters (Hot Springs), Spaceport America, various ghost towns Caballo Lake State Park & Elephant Butte Lake
- Spaceport America is just 20 miles SE of Truth or Consequences/Elephant Butte.
  - The world's first purpose-built commercial spaceport
  - Anchor tenant Virgin Galactic plans to offer commercial space flights later this year!
  - Several awards for architecture of its space terminal hangar
  - 200' x 12,000' runway
  - <https://www.spaceportamerica.com/>
- This county is known for year-round recreation that includes hiking & ecotours, rock hunting, golf, birdwatching, stargazing, horseback riding & lots more!
- Home to two of Ted Turner Nature Reserves properties, a hospitality brand grounded in conservation with a mission to connect people with nature.
- Full of history, this area was home to Spanish settlers and ancient tribes dating back to prehistoric times

- **Ted Turner in New Mexico**

- His Ladder Ranch & Armendaris properties are both within a 30-minute drive from the property we are auctioning.
- March 16, 2023 — Renowned conservationist and philanthropist [Ted Turner](#) and [the Turner Foundation](#) was recognized by the New Mexico legislature for their philanthropy and contribution to large land conservation.

- The bill recognizes Ted Turner as the largest private landowner in New Mexico, converting the historic properties he owns into nature reserves to share with the public, and honors the Turner Foundation for philanthropic donations of nearly \$1.2 million in grants to various youth, conservation, and education organizations in New Mexico.
- Ted Turner owns more than one million acres of land in the state of New Mexico, which include the 550,000 acre [Vermejo](#) reserve in the northern, Rocky Mountain region, the 156,000 acre [Ladder](#) reserve at the base of the Black Range in the southern desert basin region, and the 360,000 acre [Armendaris](#) reserve in the Chihuahuan high desert. 300+ days of sunshine with extra low humidity!
- <https://tedturnerreserves.com/press/ted-turner-recognized-by-state-of-new-mexico/>
- **17 Parcels, Development Property**
  - 7,181 ± acres of development property offered in 17 parcels, 4 absolute!
  - This prime property located at exit #83 off Interstate 25, offers many opportunities ranging from future development of interstate commercial, industrial, travel center, hospitality, recreation, home sites or mini ranches, all with beautiful mountain views.
  - Beautiful views of the Black Mountain Range, Sierra Cuchillo & FRA Cristobal Mountain Range
  - Located in the Chihuahuan Desert Ecoregion, North America's largest desert.
  - Frontage on both sides of Interstate 25 which runs from El Paso, TX to Denver, CO.
  - A picturesque 2-hour drive South of Albuquerque Airport and 90 minutes from the El Paso airport!
  - Frontage on State Highway 181 as well as NM-52.
  - 20 miles Southeast of Spaceport America whose tenants include Virgin Galactic, Up Aerospace, Spinlaunch, Hapsmobile, Aerovironment, Swift Engineering & more!
  - 21 miles from Ted Turners 360,000 acre Armendaris Ranch or 2 miles as the crow flies!
  - Surrounded by BLM lands.
  - A large portion of these parcels surround the Truth or Consequences Municipal airport.
  - Parcel #13 has beautiful, elevated views of Elephant Butte Lake
  - Some of these properties are located in an Opportunity Zone!
    - <https://opportunitydb.com/zones/35051962401/>
- **Lakeshore Highlands Development Lots**
  - 721 ± acres located abutting the Lakeshore Highlands Subdivision, previously approved for 196 residential lots varying from 1.19 ± to 16.85 ± acres
  - Lakeshore Highlands is a lovely residential neighborhood known for its elevated views of Elephant Butte Lake
  - Located near the edge of Elephant Butte Lake State Park just minutes from Long Point, Rock Canyon Marina and Hot Springs landing. Enjoy a variety of fishing, boating and outdoor recreational activities. Just minutes to I-25, the City of Elephant Butte and Truth or Consequences.
  - Located in an Opportunity Zone!
    - <https://opportunitydb.com/zones/35051962401/>
- **Hotel Accommodations**
  - Holiday Inn Express & Suites
  - Sierra Grande Lodge & Spa
  - Comfort Inn & Suites I-25 near Spaceport America

- Pelican Spa
- Riverbend Hot Springs
- Blackstone Hot Springs
- Charles Hot Springs
- La Paloma Hot Springs & Spa
- Rocket Inn
- Motel 6
- Travelodge
- Elephant Butte Inn
- Rio Grande Motel
- Multiple RV Parks
- Terms: 10% buyers premium added to the bid price to create the contract purchase price. 10% deposit day of sale. Closing on or before 45 days or within 10 days of city approval, if required.
  - The City of Truth or Consequences has informed Higgenbotham Auctioneers that the breaking up of multiple parcels will require a summary plat amendment which is estimated by the City to be a 60–90-day process for approval, which will allow the seller the necessary time to complete the sellers survey and title policy obligations. Therefore, the seller will either accept or reject any or all received bids on each separate parcel and upon certain parcel acceptance, the seller will make a timely application to the City for a summary plat amendment. This plat amendment approval is solely in the control of the City of Truth or Consequences, and any or all of the parcels are not approved for property division, the seller will immediately refund every applicable deposit to all prospective buyers on any parcels which are not approved by the City for division, as well as any parcels which are not accepted by the seller within 160 days of the auction unless mutually extended by the seller and buyer.
- Auction staff will be available Thursday & Friday, July 27 & 28 from 10am until 4pm at Homesteaders Realty's office. 507 NM-195, Elephant Butte NM. Call 1-800-257-4161 for an appointment or just drop by!