

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.
- 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.



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!
- Additional tenants include UP Aerospace, Spinlaunch, HAPSMobile, AeroVironment, and Swift Engineering.
- Several awards for architecture of its space terminal hangar
- 200' x 12,000' runway
- 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

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.



Elephant Butte



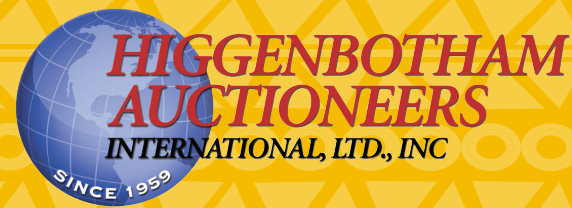
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10AM, SATURDAY, JULY 29TH MDT
Auction Held at: Civic Center, 400 W 4th St, Truth or Consequences, NM 87901



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7,900 ± Acres



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PRIZED INTERSTATE DEVELOPMENT PROPERTY

10AM, SATURDAY, JULY 29TH MDT

Summary: 7,181 ± acres of development property offered in 17 parcels & the abutting 721± acres comprised of 196 residential lots in Lakeshore Highlands located in the Southern New Mexico high desert 20 miles southeast of Spaceport America & Elephant Butte Lake. I-25 frontage, next to the Truth or Consequences Municipal airport!

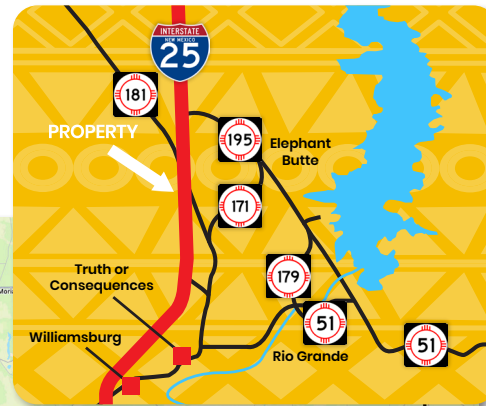
Preview the property at your convenience!

Property Location: Truth or Consequences, New Mexico 87901

Auction Location: Civic Center, 400 W 4th St, Truth or Consequences, NM 87901

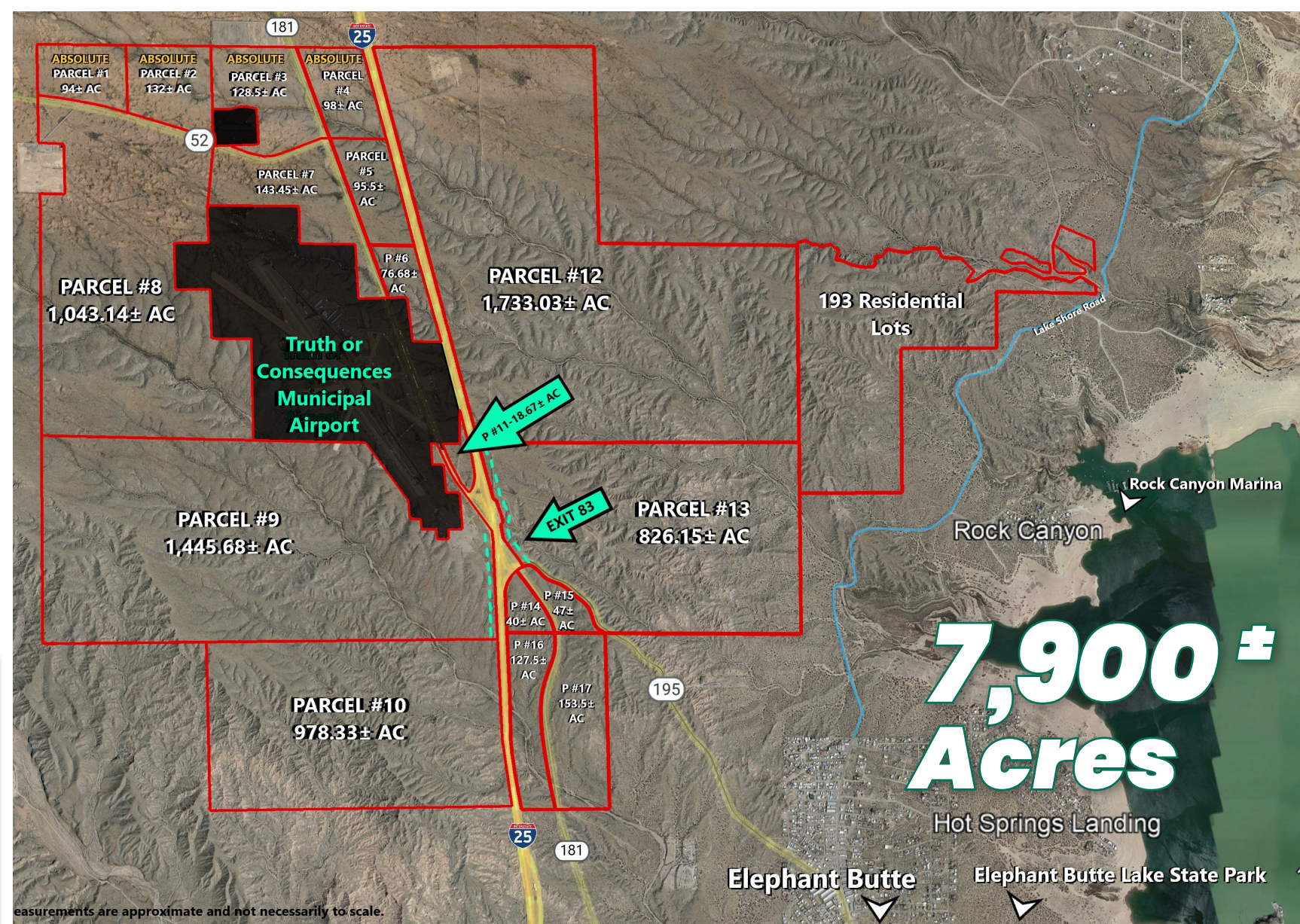
17 Parcels, Development Property

- 7,181 ± acres of development property, surrounding the airport, 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.
- 90 minutes North of El Paso
- A picturesque 2-hour drive South of Albuquerque Airport.
- Frontage on State Highway 181 as well as NM-52.
- Surrounded by BLM lands and only 21 miles from Ted Turner's 360,000 Acre Armandaris Ranch.



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.



7,900 ± Acres



Terms:

Live Real Estate Terms:

- 10% Due Day Of Sale
- Balance Due At Closing On Or Before 45 Days
- 10% Buyers Premium

Online/App Bidding: Link at Higgenbotham.com
\$5,000 Credit Card Authorization to Bid.

Earnest Money Deposit Of 10% Of The Total Purchase Price Due Within 48 Hours Of Auction. Balance Due At Closing On Or Before 45 Days

10% Buyer Premium
Closing on or before 45 days or within 10 days of acceptance by the City, 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 in order 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.

****Pre-Auction Offers Are Considered, Subject To Pre-Auction Sale, Change Or Withdrawal Without Notice.**



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